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THE BOOK OF THE EXHIBITION OF HOUSES AND COTTAGES ROMFORD GARDEN SUBURB GIDEA PARK

"Houses are built to live in"

FRANCIS, LORD BACON

(Grandson of Sir Thomas Cooke of Gidea Hall)

PUBLISHED FOR THE EXHIBITION COMMITTEE
33 HENRIETTA ST • LONDON • W • C • MCMXI

And in our towns the prospect gives delight
That opens up the country to our sight

ERRATA.

ge 27.—Line 5 from bottom : *for* " John C. French " *read* " John C. Thresh " ; also name under portrait.

ge 59.—In the description of the most convenient route from the station *for* " Heath " *read* " Heath Drive."

, , Line 6 from bottom : *add* Nos. 329, 332, 337.

, , Line 2 from bottom : *delete* Nos. 332, 337.

ge 144.—The name of the Special Exhibit described on this page should be "RISEBRIDGE ROAD," *not* "MEADWAY," and the number should be 292, *not* 267.

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3455
1

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PREFACE “Fifteen thousand Families move every year from Inner to Outer London,” said the President of the Local Government Board, speaking in the Romford Garden Suburb, in July, 1910.

¶ The provision of homes for this constantly increasing population of Outer London is largely left to the uncertain, unscientific, uneconomical, unsocial and inartistic activities of the Speculative Builder.

¶ The Objects of the Exhibition are :

To demonstrate to Housing and Town Planning Authorities, to Builders and to the Public generally, the improvement in modern housing and building, due to the advance of Scientific Knowledge, the Revival of Arts and Crafts, and the Progress of the Garden Suburb movement, and by so doing to assist in raising the standard of Housing, not only in the Outer Metropolis, but throughout Great Britain.

¶ The Exhibition has been rendered possible by the co-operation of 100 Architects, who have designed and built for the Exhibition (a) Small Houses, costing £500 ; and (b) Cottages, costing £375. These are the classes of dwellings of which the larger part of Outer London must necessarily be built.

¶ The Exhibition, which is interesting also for its Gardens, planned and planted in artistic relation to the Houses and Cottages to which they belong, represents the best procurable skill of Architects, Builders and Garden Designers at the present day ; consists of 140 Completely Finished and in many cases Furnished Houses and Cottages, built at a cost of £60,000 ; occupies a larger space than the White City at Shepherd's Bush ; and, to be viewed properly, calls for three visits of six hours each.

PART OF THE EXHIBITION FROM THE ROOF OF GIDEA HALL

"Woods that let mansions through, and cottaged vales, with fields beyond"

HOUSE & COTTAGE EXHIBITION

PRESIDENT :

The Right Hon. JOHN BURNS, M.P.,
President of the Local Government Board.

VICE-PRESIDENTS :

The Archbishop of Canterbury	The Right Hon. Mark Lockwood, P.C., M.P.
The Archbishop of Westminster	Sir William Chance, Bart.
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 F. Whitmore, Esq. (Architect to the Essex
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[REED POND WALK

A CHARACTERISTIC BIT IN THE EXHIBITION

PREPARING COTTAGE GARDENS

[REED POND WALK

Charles Spooner, Esq.,
 F.R.I.B.A.
 Laurence Weaver, Esq.,
 F.S.A.
 F. Whitmore, Esq. (Ar-
 chitect to the Essex
 County Council)

HONORARY SECRETARY :

Michael Bunney, Esq.,
 A.R.I.B.A.

THE ARCHITECTS

WHO HAVE DESIGNED HOUSES IN THE EXHIBITION
THE HOUSES ARE ALL ILLUSTRATED IN THESE
PAGES *by* SKETCHES, PLANS *and* PHOTOGRAPHS

M. H. Baillie Scott	R. T. Longden	Keith D. Young, F.R.I.B.A.
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T. T. Sawday, A.R.I.B.A.	H. A. Welch, A.R.I.B.A.	G. Berkeley Wills, A.R.I.B.A.
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H. Aitken	Hastwell Grayson, M.A., A.R.I.B.A.	T. D'Oyly Bulkeley
R. L. Wall, A.R.I.B.A.	Percy B. Houfton	John W. Fair and Val Myer, A.R.I.B.A.
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R. Annan	A. Reynolds Chard	Charles S. Spooner, F.R.I.B.A., and S. B. K. Caulfield, F.R.I.B.A.
Hugh T. Morgan	Frank Osler, A.R.I.B.A.	
T. E. Legg	T. Gordon Jackson	
T. Millwood Wilson, LIC. R.I.B.A.	S. E. Tarrant	
W. W. Scott-Moncrieff and	P. Cart de Lafontaine	
T. F. W. Grant, A.R.I.B.A.

BY MICHAEL BUNNEY AND C. C. MAKINS. NOT FOR COMPETITION]

REAL OAK TIMBER IN REAL COTTAGES, HEATH DRIVE

ONE OF THE MANY HOUSES ADJOINING THE WIDE EXPANSE OF GOLF COURSE [HEATH DRIVE

Burgess & Myers	May & Perrin	Frank Foster, A.R.I.B.A.
Joseph Seddon, A.R.I.B.A.	T. Tyrwhitt, A.R.I.B.A.	E. Smith Coldwell, A.R.I.B.A.
Mauchlen & Weightman	Norman Jewson, B.A.	A. Randall Wells
Jones, Phillips & Whitby	E. J. Mager, A.R.I.B.A.	Fyvie & Wilson
F. Endell Rosser	E. J. May, F.R.I.B.A.	C. Williams-Ellis
C. M. Crickmer	E. Turner Powell, F.R.I.B.A.	Ronald P. Jones, M.A.,
T. R. Bridson, M.A.	Michael Bunney, A.R.I.B.A.,	LIC. R.I.B.A.
M. S. Briggs, A.R.I.B.A., and	and C. C. Makins, A.R.I.B.A.	Van t Hoff & Maxwell
C. H. Rose, A.R.I.B.A.	C. Quaife May	C. R. Ashbee, M.A., F.R.I.B.A.
Edwin Gunn, A.R.I.B.A.	Alfred Cox, F.R.I.B.A.	Johnson & Boddy
Gripper & Stevenson	Philip Tilden	Theodore Gregg
Newton & Youngman,	Barry Parker and Raymond	Frank Sherrin
LIC. R.I.B.A.	Unwin, F.R.I.B.A.	Gale & Hobbs
T. E. Eccles, F.R.I.B.A.	Harry E. Rider, M.S.A.	Robert F. Hodges, A.R.I.B.A.
C. H. Rose, A.R.I.B.A.	C. W. Yates	
Arthur H. Moore, A.R.I.B.A.		
H. T. B. Spencer, A.R.I.B.A.		
G. H. Barrowcliff, A.M.I.C.E.		
and E. T. Allcock, A.R.I.B.A.		
Ernest Willmott, F.R.I.B.A.		
L. F. Crane		
Edgar Bunce, A.R.I.B.A.		
H. S. East, A.R.I.B.A.		
W. G. Ross, A.R.I.B.A.		
Norman W. Hick		
J. Myrtle Smith, A.R.I.B.A.		
Frank Nicholls		
S. P. Schooling		
A. F. C. Bentley		

ANOTHER PEEP AT THE EXHIBITION [PARKWAY

For Alphabetical List of Architects with numbers of their houses, see page 60.

A REVIVAL IN HEATH DRIVE

A BRIEF ACCOUNT OF THE EXHIBITION

From Edward the Confessor to George V. The building of the Exhibition Station at Gidea Park by the Great Eastern Railway opens up an almost forgotten corner of Essex, rich in historic traditions and natural beauty. If there were no Exhibition,

Gidea Hall, its gardens and fishponds, and the great expanse of Gidea Park would be well worth seeing.

The strange eventful history of the famous house and of its associations with our Sovereigns is told elsewhere in this Book.

It was at the Palace of Havering—Gidea Park and Romford are within the Royal Liberty of Havering-atte-Bower—that the nightingales are said to have disturbed Edward the Confessor's devotions, and it was there, the tradition runs, that he received the Coronation ring which will presently be placed on the finger of George V.

The Palace where so many monarchs lodged has crumbled, but the Roman road along which Charles and Elizabeth and all the other Tudors and Plantagenets journeyed still bounds the Park; the woodland scenery, the pure country air remain unchanged; and the nightingales still sing as in the Confessor's day.

A Place of Dreams. Between the months of January and June a New Settlement has grown on the ancient site like a place of dreams. Where last year were meadows, to-day there are pleasant groups of houses and cottages, every house or cottage noteworthy as the realization of an architect's ideal.

One hundred architects have been occupied each in designing and building the house or cottage which appealed to him, the best type of small dwelling which years of experience suggested and his skill enabled him to design. No client's fads or fancies have had to be reckoned with; every architect has been free to put his own ideas into practice, to build for once, under the direction of his own fancy, the house or cottage of his imagination.

Dreams Come True. The result is intensely, vividly interesting. Here is no show of plaster palaces or sham antiques. Here is an Exhibition of Dreams Come True, a collection of houses and cottages

THE YEW PLANTED BY THE FAMOUS LANDSCAPE GARDENER, REPTON, WHOSE COTTAGE IS IN THE GARDEN SUBURB

THE TREE IS ON THE MOVING APPARATUS READY FOR TRANSPORTATION TO AN OPEN SITE

BOTH HOUSES—

that will stand for the next hundred years as an example of what was good in domestic architecture and English homes when George V. was king. In six months a little Town has been created, a Town containing miles of roads, and one hundred and forty houses, each an expression of the best that its architect and builder could do.

Size of the Exhibition.

If a visitor allowed only ten minutes to inspect each of the Exhibition houses with all their

—ARE IN PARKWAY

varied points of interest, *four days would not be sufficient to walk through them*, and the old mansion house, its gardens, and the beauties of Gidea Park would remain to tempt a further visit.

The Charm of the Individual Home.

One thing the Exhibition demonstrates is the infinite variety that will be possible in House building when skilful architects are employed to build the new Town-planned Suburbs of London. There are to be seen at Gidea Park houses and

cottages of every kind of external material—brickwork in greys, reds and soft purples—thin bricks such as were used by the builders of two centuries ago, soft sand-faced tiles that time will mellow, and lichen-tinted tiles that have been carefully preserved when some old cottage was pulled down.

Here the cool grey of rough cast rises from a purple plinth, and there the architect has preferred the texture of brickwork limewhited. The colours and variety of the brickwork are endless, yet all is of a quiet tone that strikes no discordant note in the general picture. Here is timber framing such as the old Surrey builder loved, but it is honest timber work, not the sham of the nineteenth century. The gardens look as though they had been planted a year ago. Hedges of beech and hornbeam divide some of the houses; between others a trellis fence supports a living screen of clematis and wild rose.

It is all so thoroughly different from anything to be seen in an ordinary London Suburb, that there is no description but a Town of Dreams.

The House from a Woman's point of View.

But it is not only the artistic side of house - build-

ing which is represented. The Exhibition is still more remarkable as showing how changed are the ideas of modern architects with regard to planning and fitting. The inconvenience and discomfort of the Victorian houses are gone.

HOW TREES WERE SAVED IN MEADWAY

DOORWAY IN PARKWAY

Here are a hundred new ideas that make for economy in upkeep, that save domestic labour, or lessen the need for repairs. The modern house must be pleasant to live in as well as pleasant to look at. Here are staircases without winders, on which a stair carpet can be easily laid and as easily moved, kitchens and sculleries where tiled surfaces make the accumulation of dirt impossible; sinks, plate racks, draining boards, cupboards, cooking appliances, and gas heaters for water, all arranged for convenience as neatly and compactly as if the limited space were planned for the tiny kitchen of a rich man's yacht; tiled skirting boards that no broom can scratch; tiled sills, where wet dishes or dirty saucepans will leave no mark; cupboards that also serve as dinner hatches; tiled bathrooms that catch the morning sun and slate-shelved larders that avoid it; bedrooms planned to fit the furniture that must be accommodated; cupboards that occupy usefully every bit of unused space—in a hundred ways a hundred architects have attempted to solve the problem of economy in upkeep and service

**The
Furnished
House.**

The Exhibition would not have been complete if some at least of the twentieth century houses had not been fitted with twentieth century furniture. Our furniture as well as our houses has been greatly improved in recent years. There are many completely furnished cottages and houses in the Exhibition, some furnished by the architect himself, some by firms whose names are a guarantee of excellence in construction and design. There are cottages in the furnishing of which the artistic charm of the eighteenth century has been re-created, and other houses where the furniture represents the last word of the twentieth century in simplicity and usefulness.

No such interesting collection of modern cottage furniture has ever been brought together.

**The Cost
of the
Exhibition.**

The Exhibition houses and cottages have cost £60,000 to build, and the lay out of the Exhibition grounds and the necessary roads have cost a further £20,000.

No charge whatever is made for admission.

CLEARING UP IN MEADWAY

The Catalogue of the Exhibition is sold at 1/-, and any profits derived from the sale will be paid to the King's College Hospital Removal Fund.

Dining Room in a Country Cottage by Heal & Son.

FOR the furnishing in plain, though completely comfortable, manner of the country cottage, Heal & Son have designed a delightful type of cottage furniture—simple without being in any degree mannered. Heal Cottage Furniture is essentially economical.

*For example, the pieces shown
above in plain oak cost:—*

	£	s.	d.
Dining Table, 2 ft. 6 ins. × 6 ft.	2	10	0
Dresser, 4 ft. 6 ins. wide	6	15	0
Rush-bottomed Chair ...	0	12	6
Do. Armchair ...	1	2	6
Bench, 6 ft. long ...	1	5	0

*“Cottage Furniture” booklet
sent free by post on request.*

HEAL & SON
TOTTENHAM COURT ROAD, W.

WHITELEY'S FURNITURE

EMBODIES THREE IMPORTANT CHARACTERISTICS
QUALITY—DESIGN—PRICE

By Special Appointment
to His Majesty the King

NO other house in London offers such a selection of high-class Furniture at such low prices as Whiteleys. Every piece of Whiteley Furniture is built for long and strong wear. Every piece is upholstered for luxurious ease. And every piece, whether a reproduction of Period Furniture, or constructed on the principles of our best modern designers, is a standard of beauty and good taste. Many

pieces, too, are exclusively our own design. And all carry

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**FURNISH OUT
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Furniture and Goods in the Furnishing Departments may be purchased out of income if desired, on the most attractive system of easy payments ever devised. All goods are supplied at the marked cash prices. A deposit of 10 per cent. is required, and payment of the balance may be extended over one, two, or three years, according to the value of the goods selected. The only addition to the net cash price is interest at the rate of 5 per cent. per annum on the outstanding monthly balances.

*Illustrated Furnishing Catalogue of 152 pages
Post Free.*

WHITELEYS, QUEEN'S ROAD, W.

HOUSES TO
LIVE IN

Will anyone, a hundred years hence,
consent to live in the houses the
Victorians built?

The New Machiavelli.

WHAT IS WRONG WITH YOUR HOUSE AND HOW IT IS TO BE BETTERED

'Tis very fine,
But where d'ye sleep or where d'ye dine?
I find, by all you have been telling,
That 'tis a house, but not a dwelling.

With Contributions by Thomas Hardy, O.M., Alfred Russel Wallace, O.M., Sir Edward Poynter, P.R.A., Sir Frederick Treves, G.C.V.O., Sir Hiram Maxim, Sir Arthur Pinero, Mrs. Ayrton, M.I.E.E., Arnold Bennett, A. C. Benson, C.V.O., E. F. Benson, Miss Betham-Edwards, Hall Caine, Walter Crane, Mrs. Despard, Mrs. Fawcett, The Headmaster of Eton, "Home Counties," W. W. Jacobs, J. K. Jerome, Benjamin Kidd, Mrs. John Lane, C. A. McCurdy, M.P., Eden Phillpotts, J. Tudor Walters, M.P., H. G. Wells, Israel Zangwill, and an Officer of Health.

The following questions were addressed to a number of distinguished men and women :

1. *What has struck you as the worst point about the average house ?*
2. *What is the greatest improvement you have met with in building or fitting ?*

The replies are reproduced in the insets on this and the following pages.

"H OUSES were built to live in," wrote Francis Bacon, who knew Gidea Park well—his grandfather of Gidea Hall left "the greatest and meanest of mankind" £20 by his will. Three centuries later the motto of Ibsen's "Master Builder," "Houses for people to live in," is the motto of those who, in this same Gidea Park, are responsible for a collection of houses so utterly unlike anything to be found in any other part of Outer London. On the House Problem

THOMAS HARDY
Prizeman of the Royal Institute of British Architects, 1863 ; "Under the Greenwood Tree," 1872 ;
"Far from the Madding Crowd," 1874 ; "Tess of the D'Urbervilles," 1891 ; "Life's Little Ironies,"
1894 ; Order of Merit, 1910.

1. The servants' apartments are not sufficiently divided by party-walls & sound-proof floors from the householders' sitting & bedrooms
2. An independent bath-room to each bedroom, or, where this has been impracticable, any arrangement which obviates the necessity of crossing a public part of the house to reach the bath-room. Thomas Hardy.

is there wisdom to be got beyond that of "The Essayes of Francis Lord Verulam, Viscount St. Alban" ? —
"Houses are built to live in and not to look on : Therefore let Use be preferred before Uniformitie ; Except where both may be had. Leave the Goodly Fabrickes of Houses for Beautie only to the En-

THOMAS HARDY

*chanterd Pallaces of the
Poets, who build them
with small cost."*

SIR EDWARD POYNTER

"Except where both may be had." Why should they not both be had? Mr. Ernest Newton, the new Associate of the Royal Academy, has faithfully outlined

the mental process by which most architects' houses take shape:

First, we consider the aspect and the position of the various rooms in relation to that aspect; then the contour of the land and what sort of shape will sit most comfortably on it; we amass information as to local materials and methods, and if the site is very exposed we form very decided opinions as to the walls and roofs, and so gradually the house shapes itself. This is all common-sense and straightforward so far, but I think we weaken a little when we come to the windows, and talk a little vaguely about "texture," "play of light and shade," "stiffening of the sash," "sense of protection in the room," and so on to justify our leaded panes or sash-bars.

Some of the distinguished men and women to whom we are indebted for the accompanying post-cards and letters, will have it that the architects'

SIR EDWARD POYNTER, P.R.A.

*If you employ a good architect—
he will plan it well — a bad
architect will plan badly.*

Edward J. Poynter

ARNOLD BENNETT

"Sacred and Profane Love," 1905; "The Old Wives' Tale," 1908; "How to Live on 24 Hours a Day," 1909; "What the Public Wants," 1909; "Clayhanger," 1910; "The Card," 1911.

English domestic architecture has immensely improved of late years, and is now far superior to that of any other country that I have visited. Nevertheless, I should suggest as regards the planning of the ordinary inexpensive house, that it might be improved by making one living-room definitely the most important feature of the house. In most houses the difference in size between the drawing-room and the dining-room is very small. This seems a waste of space, as during five-sixths of the day the dining-room is empty and useless. In the most modern French flats the dining-room is merely a section of the drawing-room, divided from the main part by a partition of woodwork and glass, which can be folded back after meals. By this arrangement the space occupied by the dining-room is utilised throughout the day. A bad modern tendency is to exaggerate the size of the hall. This raises false hopes, and lessens the apparent size of the rooms. The large hall, which is quite unsuited to the English climate, and is in any case mediæval, has become a fetish. In hundreds of "superior" suburban houses (rented at, say, £100 a year) the hall, drawing-room and dining-room are all of about the same dimensions, which is ridiculous.

In fitting, incomparably the greatest improvement that I have met with is the provision of hot and cold water and waste sink on every floor and in each bedroom. The great fault of nearly all modern fitting is still the barbaric fireplace method of heating. Also a certain amount of unnecessary cleaning might be avoided by more ingenious fitting. For example, in the matter of doorsteps. Ventilation is still primitive, and in winter is frequently impossible. Lastly, the sash window ought to be abolished, and the French window, with the addition of a separate ventilation pane across the top, substituted for it. England is the country in which rattling windows make night hideous.

ARNOLD BENNETT

*Yours very truly
Arnold Bennett*

"weakening" extends a little farther than leaded panes. Even Mr. Newton, whose words are quoted from an address delivered to a company of architects, made bold to say that he often thought that

the average ordinary type of man who wants a plain, simple house, with fairly high, well-lighted rooms, carpeted floors, and all that goes to the making of a comfortable home from his point of view, is rather hardly used when he finds that instead of this he has to sit in a sort of low farmhouse kitchen, watching the smoke from a sulky log creeping up a cavernous chimney, his

hard, uncushioned chair gritting on a rough stone floor. (I don't mean to say that we must never do this sort of thing. It is not perhaps the highest form of domestic architecture, but it is often

ALFRED RUSSEL WALLACE
Architect, 1838-44; "Travels on the Amazon," 1853; Co-Discoverer with Darwin of the Darwinian Theory; "The Malay Archipelago," 1869; "Natural Selection," 1870; "Man's Place in the Universe," 1903; "My Life," 1905; "Is Mars Habitable?" 1907.

*Though I have
built several houses myself
I cannot make any such
suggestions as you want. The
subject is far too complex
& difficult*

*Yours truly
Alfred Russell Wallace*

ALFRED RUSSEL WALLACE

H. G. WELLS
"Anticipations," 1901; "Mankind in the Making," 1903; "A Modern Utopia," 1905; "Kipps," 1905; "New Worlds for Old," 1908; "Tono Bungay," 1909; "Ann Veronica," 1909; "The New Machiavelli," 1910.

(1). I think the concentration of rooms round the open fireplace & the casual ventilation by fireplace, window & door is a source of discomfort that our habit makes us tolerate. I want to live all our rooms & I've never been able to do so in any house I have occupied.

(2) The general substitution of horizontal for vertical arrangements everywhere seems an immense improvement to me. My ideal house is a two-story house with no underground parts. In middle class houses the dead-end of the narrow passage "hall" into an inferior central apartment pleases me extremely. H. G. Wells

quite pleasant and, within certain limits, legitimate.) What I mean is that we have no right to force it on an unwilling victim. More progress will be made by honest attempts to meet actual requirements than in any other way, even if we sometimes have to do a little violence to our preconceived ideas.

This is what the laity that has to live in the houses that are built has been feeling and saying on occasion for a long time. Alas, Mr. Newton can only "dimly

H. G. WELLS

SIR ARTHUR PINERO

"The Magistrate"; "Dandy Dick"; "Sweet Lavender"; "The Second Mrs. Tanqueray"; "The Notorious Mrs. Ebbsmith"; "Trelawney of the Wells"; "His House in Order"; "Mid Channel."

*As to your first question - the retention
in houses of otherwise modest pretensions
of the "drawing room". I should like to
see that abomination replaced by a
spacious and comfortable living-hall.
In answer to your second question - undoubtedly,
everything connected with sanitary
matters.*

SIR ARTHUR PINERO

Arthur Pinero.

a house, and I suppose it is the house of the future, but we have got to shed a lot of preconceived ideas before it takes shape.

But it would seem that "preconceived ideas" have been shed at a satisfactory rate in the Gidea Park houses. When their skilful architects try their hands again in the building of the rest of the Suburb, with the advantage to be derived from the accompanying holographs, we shall surely be very near the "house of the future"!

The outstanding fact in the planning and fitting of houses, the layman feels, is that the exterior of the

imagine this straightforward, common-sense house,"

a house that is noiseless and dustless, whose windows of unobstructed glass open and shut at a touch, where no floors creak or doors rattle, a house that is weatherproof and draughtless, but always well ventilated, cool in summer and warm in winter, economical to build and keep in repair, and yet quite seemly and pleasant; I can imagine the possibility of such

MRS. HENRY FAWCETT, LL.D.

President of the National Union of Women's Suffrage Societies

After consultation with my sister and another lady who has had a good deal of experience, I beg to answer your first question as follows:

- (A) Inattention to aspect; the best rooms being planned to face road, whether N., S., E. or W., whereas a South aspect or S. with a point to East should always be secured where practicable, irrespective of all frontage to the road. Where a South aspect cannot be secured, the maximum of sun under circumstances should be aimed at.
- (B) Rooms, perhaps small in themselves, should be so arranged that they could be thrown together to make one large room. This is a great practical convenience.
- (C) Water supply should be arranged so that it can easily be entirely cut off during frost to prevent damage by burst pipes.
- (D) The cupboard accommodation in most modern houses is very inadequate.
- (E) The architect often aims at what he considers a picturesque roof, involving a lot of work and expense in erection, and resulting in a very serious deterioration of the bedrooms under it. This should be checked.
- (F) Smaller baths than those usually supplied would suffice for every need.

*Believe me, yours very truly
William Estlin Fawcett*

MRS. FAWCETT

structures and the decorative parts of the interiors, most important though these are, have sometimes more attention given to them than those factors in house design upon which comfort, easy working, and health depend. The grievance which householders nourish against some architects is not that they are artists, but that their art of building does not always extend, as a matter of course, to matters which, in a structure that is to be lived in, are as vital as its æsthetic qualities. The unspoken thought of many householders who are by no means Philistines is that the training of some

architects does not seem to have been such as to enable them to bring to their planning and fitting, such skill, experience and ingenuity as are frequently displayed in the equipment of say, modern engineering shops.

Is there any reason why the daily work of those who have to pass most of their time in houses, should be done in conditions which are less favourable to

J. K. JEROME
 "Three Men in a Boat," 1899; "Passing of the Third Floor Back," 1907; "They and I," 1909.

1 Too many rooms & as a
 consequence too small.

2 Double walls, giving even
 temperature. & all brick
 fireplaces.

Jerome Jerome

EDEN PHILLPOTTS

"The Human Boy"; "The American Prisoner"; "The Secret Woman"; "Tales of the Tenements"; "The Beacon."

- (1) Lighting. I think that, even in the beautiful new houses, too little attention is devoted to light & the windows are too small. Even at cost of beauty, I would have them from floor to cornice.
- (2) Permanent washing stands with hot & cold water & drainage. Also modern fire places of the 'well' type. I rejoice to see the verandah becomes a thing of the past. Even glass verandahs smother light.
- Eden Phillpotts

EDEN PHILLPOTTS

economy of labour and general efficiency than the conditions in the best factories? If men had to do their day's work, not in offices or workshops, but at home, they would have long since rebelled against the way in which so large a proportion of houses are designed and fitted.

J. K. JEROME

Look round the office of a modern business man, count his labour-saving appliances and the dozen and one methods in which a maximum of work is got with a minimum of time and effort, and then—look critically round an average kitchen !

We cannot all live in the Suburbs, and some credit has been taken from the way in which flats are now built. But how many piles of flats have a furnace in the basement, a furnace to send absolutely unlimited supplies of absolutely boiling water into every room but the reception rooms !

HALL CAINE

Early contributor to "Builder" and "Building News"; "The Deemster," 1887; "The Eternal City," 1897; "The Eternal Question," 1910.

1. The chief fault I find with the average English house is that there is not enough light in it. I remember that in my early days in London William Morris (who designed, I think, his own beautiful, but rather dark, house at Bexley Heath) used to say: "Your English architects make your windows big, and then your English people cover them with curtains." But with all respect to a great authority, I would say that that is precisely the right thing to do. Make your windows as large as possible, and then, if the light is sometimes too much, let it be modified from within. In our grey England we need all the sunshine we can get. Therefore I should say, "Light, more light," and remind you of a very significant Biblical passage which tells us that in the midst of many plagues the Israelites escaped contagion because they had "light in their houses."
2. The greatest improvement I can suggest in the planning of dwelling houses is that the windows of the bedrooms should, as nearly as possible, reach to the ceilings, and be fitted with the best appliances for the escape of the used-up air. I am also in favour of double sashes, as in the houses of the Engadine and other places, and would say, in general, let your bedroom face towards the morning sun. I have, as you see, confined my comments to the windows, because I regard them as a feature of the first importance to the health and spirits of the occupants of a house. But speaking for myself alone, I may add that I am so entirely under the influence of my surroundings that if a room has not something of the mysterious and indescribable quality we call "atmosphere" in its form and character, I find I cannot live in it long without some loss either of bodily or mental vigour. Architects are as important as doctors to the health of a nation.

HALL CAINE

*With best wishes for the success of your Expedition,
So important to the ^{uplift} of the Community,
I am, Yours truly
Hall Caine*

The heating should be got, of course, from the waste of the flats if the heating system were planned with brains.

Even in expensive parts of Hampstead, where some of the prettiest and most comfortable, and certainly some of the most healthy houses in London are to be found, there is a state of things which cannot be called anything else than disgraceful. You will see these houses turn out four or five, or even half-a-dozen, bins of refuse, containing all sorts of filth and horror. The exposure of these bins is one of the scandals of London Civilisation. In the Ideal Flat it would be a strict rule that everything that is to be thrown away must be burnt if it is physically possible to burn it. That is to say, there would be an iron regulation that refuse must be sent down to the cellar in bins (with screw-down lids) or in chutes, and at least twice a day. In the cellar these receptacles would be emptied into the furnace. Already it is possible to buy a small boiler, the furnace of which will burn all

kinds of household refuse, and by the combustion of it send hot water through the house. With such a boiler nothing goes into the bins but tins, and perfectly dry ashes. Everything else is shot into the little furnace.

In consequence, the ashes which, with the tins, are the only refuse from the house, leave it absolutely dry. The dust-bins of such a house are the only clean ones in the street!

All that is asked by the intelligent housewife who has learnt a little science at school and reads the papers, and has relatives or friends out of England, is that as much common-sense shall be put into the building of a dwelling as into the planning of a factory. While she would not exchange her house for a Continental or an American one, she feels that there are many labour-saving devices in use abroad of which she ought to have the advantage. She believes that her servants and herself are not allowed to avail themselves of the resources of civilisation to the same degree as her husband and his staff benefit by them. Are our

E. F. BENSON

"Dodo," 1893; "The Angel of Pain," 1906; "The Osbornes," 1910.

Chief fault Kitchen. smell coming up back stairs into house.

Chief improvement Central heating

E. F. Benson

A. C. BENSON, C.V.O.

"From a College Window," 1906; "Correspondence of Queen Victoria" (with Viscount Esher), 1907.

(1) The chief fault to be found with the planning & fitting of the average house is that it is ugly, expensive, and inconvenient
(2) I have ~~no~~ practical experience - the development of a large living-room seems to me one of the best features, & another which tends to diminish unnecessary labour to servants
A. C. Benson

A. C. BENSON

houses built to economise heat? Are they planned, like workshops, to economise power?

The hot pipes from the cellar of the Ideal Flat would go everywhere, warming the whole edifice as they did so, and fires would only be thought of in very severe weather, and for the look of the thing.

Just think of the efficiency of a house

E. F. BENSON

MRS. AYRTON

MRS. AYRTON

The only Woman Member of the Institute of Electrical Engineers.

1. Wood is never properly seasoned; sinks are always too low; not nearly enough cupboards; shelves and hooks in cupboards always too high.
2. Teale back and other fireplaces give out much more heat than old-fashioned ones. In a country house all waste water running into a tank about 8 inches higher than ground, so that it can be drawn off daily and used for garden.

MISS BETHAM-EDWARDS

Author of "Home Life in France," Officier de l'Instruction Publique de France.

- (1) Inadequate prevention of noise — pianos, children, dogs, etc. — and smells of cooking, etc.
- (2) The diminution of staircases and the absence of underground or half underground rooms and attics.

MRS. DESPARD

President of the Women's Freedom League.

- Improvements I would suggest are :
- (a) Especially in towns—no corners, rounding of all angles.
 - (b) Such shelf and cupboard space as will make the heavier furniture unnecessary.
 - (c) Windows much lower than is usual, with broad window seats.
 - (d) Communication by small lifts between coal receptacles and upstairs rooms.

where there was perfectly boiling water, in unlimited quantities, everywhere, at any moment, day or night! Think of the things that could be done in a house where there was always boiling water without trouble, and plenty of it! Heating water in tuppence ha'porths in kettles is surely a relic of barbarism.

The principal defects in the modern house are :

It is not really damp-proof.

It harbours unnecessary dirt.

It wants no end of repairs.

Architects have grown in grace sufficiently to take engineers into consultation : how would it be if they were forbidden to have offices at all, and were under a penalty to do their work at home, with an eye kept on them by their mothers and wives, their single and married sisters, and their *ex-cooks* and *ex-housemaids*? —for how can girls of intelligence be expected to remain servants when they have so much to complain of in the planning and equipment of their workshops?

As to servants' quarters in flats, surely they should be quite specially cheerful to compensate for the impossibility of chats at the back door! But are they? Why are flats, with the exception of the extremely expensive ones with servants' halls, so generally a failure? Undoubtedly because middle-class people cannot induce servants to stay in flats where there is nothing cheerful for *them*.

As for small houses, not flats,

ISRAEL ZANGWILL

"Children of the Ghetto," 1892; "Blind Children," 1903; "Italian Fantasies," 1910.

1. That the landlord will not give you a lift, & that ~~the~~ doorsteps must be whitened.
 2. The possibility of getting into hot water
- Israel Zangwill

MISS BETHAM-EDWARDS

MRS. DESPARD

ISRAEL ZANGWILL

"HOME COUNTIES" (J. W. ROBERTSON SCOTT)

Author of "Country Cottages," the "Townsmen's Farm," and Various Books on Rural Subjects.

My Cottage book is mere male assurance.

Surely, the Basic Fact is that Structures, which are to be lived in most of the time by Women, and are to be wholly worked by Women, are planned by MEN, chiefly "single men in barracks" of offices?

Illustration of an out-o'-work-architect-turned-cock peering into an oven placed in a suitable position for the use of the "weaker sex"

"Home Counties"

"HOME COUNTIES"

the architect, when he led the Victorian out of his snug, if stuffy, oppressively chandeliered, foully carpeted, pretentious, ugly House-of-the-Unending-Staircases-and-Consumptive-Servant-maids, too frequently insisted on conducting him, as Mr. New-

on says, into a Simplicity which, however hygienic and picturesque, often made more instead of less work for servants, and was not seldom lacking in the essentials of comfort. Because our own generation no longer writes stanzas, as Cowper did, to "The Sofa," that is not to say that it never wants to rest its back.

A very large proportion of the small house planning of recent years has been done on the assumption that if people do not want a large house they necessarily want a cottage. Cottages will never be anything else than unsatisfactory when

C. A. McCURDY, M.P.

The greatest economy that could be introduced in housebuilding would be the flat concrete roof covered with asphalt and used as a roof garden. The wood and slate or tile roof is responsible for most of the repair bills in a well-built modern house.

Coal should be banished from every well-conducted home and also gas. They are both dirt producers. In the future we shall use our old gas pipes to supply petrol for heating stoves; in the meantime the Stores should supply briquettes of compressed fuel or coalite, each wrapped in clean paper ready to deposit on the fire.

The horrible dust bin should be replaced by a refuse destructor in the scullery, which would heat the hot water system in winter and summer alike, and never require to be relighted. If the gas pipes are not required for a petrol supply, they might be connected with a vacuum plant in the scullery, and used to take all dirt and dust from the other rooms in the house. A service lift from the top to the bottom of every house should be insisted upon by the Housemaids' Trades Union, as also fixed lavatory fittings in every floor. The exterior of the house should be freed from all wood-work, which is liable to decay and involve unnecessary expense in repainting.

Charles am' curdy

C. A. McCURDY

they are built for people who are not, and never will be, cottagers. A small *house* is a dwelling for a small family. A *cottage* is a class of dwelling peculiar to itself, which is planned from its foundations for people who have no need of servants; and no amount of cobbling will ever make a cottage a convenient place in which to keep servants.

There are thousands of perfectly sane, decent and altogether valuable citizens who abominate the idea of living in a cottage. Why they should be forced into one against their will it is hard to say. Country life is only for the elect among townspeople! Few are called to it. Still fewer are sufficient for it. There is a large stream of people leaving Town for

Why cannot a small lift be planned, a lift that would hold a coal-scuttle or the nursery dinner things?

And need so many things go up or down stairs at all? For example, the coals. I know an open grate is an ornamental and beautiful thing. But it might surely be confined to an ornamental room, and (perhaps) to the nursery. All other bedrooms, where heat is only wanted for short periods, might be warmed with electricity, and the great minds that evolved "hot water upstairs" might surely have carried that idea to its logical conclusion and laid on hot water in every bedroom.

I think I hear someone cry "How hideous!" Here I confess to a quarrel with much contemporary artistic furnishing. Instead of recognising contemporary needs, and considering how to reduce to their beautiful elements the instruments that serve those needs, artists lament the hideousness of modern life.

There were other factors present in the ages of lovely furniture that were not so lovely. The brothers Adam displayed a lofty indifference to the question of sleeping accommodation for the quantities of servants their great houses required. Queen Anne herself lost eighteen children before they were ten years old, probably quite needlessly. And typhus and smallpox and cholera and even leprosy were not unheard of in the time of Chippendale and Josiah Wedgwood.

It is all very well for a rich woman to laud the beauties of the basket grate and priceless bedroom china. It is possible that her housemaid, who has to blacklead the one and empty the slops from the other, would take a different view.

It is not too much to say that there are hundreds of women who are being overworked into premature old age and bad health by needless, futile housework. We laugh sometimes at the narrowness of outlook of the suburban woman. How much cultivation and learning should we have acquired had we her daily task?

May I describe what would seem to be a properly equipped house under modern conditions, taking advantage of all contemporary knowledge, as the mediæval or Elizabethan builders did in their day? First, all its floors should be hard-polished, so that they could be swept and need not be scrubbed. It should have a lift to the top of the house and a house telephone on every floor. All the upstairs rooms should be heated by electricity (with a switch near the head of the bed), and have cold and hot water laid on. The kitchen should have a gas or electric cooker besides the big stove, and the kitchen sink should be fundamentally reformed. At present it consists of two taps and a trough. It ought to have a plate-rack of iron tubing instead of wood, pierced with one set of holes for hot water to wash plates, and another set for hot air to dry them. There ought also to be an apparatus for washing cups and glasses, consisting of a perforated disc, which should spray hot water inside a glass or cup reversed on it and pressed down.

How could Art more certainly extend the area of beauty in the world than by reducing the numbers of prematurely aged women and anæmic girls, or shortening the time spent in monotonous and uninteresting drudgery? And Science will certainly be compelled in the future to pay some attention to this department of our needs if the race is to continue at all. The unsuitability of the ordinary house for a raised standard of comfort and the declining birth-rate are not wholly unconnected.

The Rev. Hon. E. LYTTTELTON
Headmaster of Eton

The chief feature of Mrs. Lyttelton's additions to our seaside cottage in Norfolk is the amount of open-air and semi-open-air rooms—adaptable either as bed or sitting-rooms—with sliding glass panels to suit the different winds on a windy North and East Coast.

These have proved a great success.

BENJAMIN KIDD
"Social Evolution" 1894; "The Principles of Western Civilization," 1902

By far the greatest fault I have to find with the average English house is the great loss of space and loss of comfort caused by chimneys and fireplaces built into the rooms. An effort to make the fire bay as prominent a feature of the English house as the window-bay would be widely appreciated.

THE HEADMASTER OF ETON

BENJAMIN KIDD

the Country, but there is probably as considerable a stream of people coming back from the Country to the Town after a winter or two of mud, churlish

neighbours, dark nights, no laundries and largely increased servant difficulties—in other words, all the natural troubles of the stranger in a strange land, which the Townsman in Arcady really is.

W. W. JACOBS
"Many Cargoes," 1896; "The Lady of the Barge," 1902; "Sailors' Knots," 1909

*As I have seen this the
average house is looking
up with astonishment
in that the people
generally speak like
them*

W. W. Jacobs

W. W. JACOBS

For many, many thousands of perfectly right-minded people the ideal place to live in will always be the Outer Suburbs of London. There they are not only within reach of their work and their friends, but

are certain of enjoying their share of the amenities of civilisation. It is because the houses which are being built in the Romford Garden Suburb are not sham country cottages, but simply small houses in rural surroundings on the outskirts

JOHN C. FRENCH, M.D., Medical Officer of Health for the County of Essex

1. Inefficient lighting and ventilation, and lack of cupboards.
2. A house in which rooms, hall, passage, staircase were all well lighted, and rooms well ventilated (without draughts), with doors and fireplaces properly placed, and with plenty of cupboards in recesses.

DR. J. C. FRENCH.

WALTER CRANE

1. The average house or cottage built speculatively for anybody, and in consequence not suiting *everybody*, is generally pretentious and commonplace also, and seldom has one really good room. I would much prefer one good living room to a squeezey dining and drawing-room, and would sacrifice much to a pleasant hall or house-place, and the abolition of a basement.
2. The provision of a good living room as the chief room of the house or cottage, and a kitchen wing. I understand, however, that architects have difficulty in getting some clients to see the advantages of the newer (old style) planning.

Walter Crane

1.
Too few cupboards.
2.
Lifts.

MRS. JOHN LANE

The houses are a perfect triumph.
I wish you every success in a very deserving enterprise.

SIR HIRAM MAXIM

of London, that the building of them is so much to be welcomed. Those who

FROM A YOUNG HOUSEWIFE

Are we civilised, when the choice is between ugly radiators and all the upstairs of a house living on the shivers in the winter unless the maids are doing nothing else but making fires here, there, & everywhere, with all the ash-carrying and dusting that go with it?

Others may remember with satisfaction that enterprising railways are steadily reducing the distance from London at which Garden Suburbs may be built, and will not rashly exchange the opportunity of living in them for an environment of which they really know next to nothing that matters very much.

People who have a vocation for rural life and the means of following it, will make their fortunate way to the country, where I for one hope to live till I die.

It is not the building and planning of the suburban house that most need improvement. The improved environment which town-planning and the better lay-out of estates provide will effect the greatest change in the suburb of the future.

A freer market for land, larger gardens and detached houses are more important than improved house-planning.

J. Tudor Walters

MRS. LANE

SIR HIRAM MAXIM

J. TUDOR WALTERS, M.P.

THE HOUSE THAT JERRY BUILT.

This is the house that Jerry built.

[NOTE.—Of course, it was ages and ages ago. No one builds such houses now.
The L.C.C. is too clever.]

This is the artist who made the plan of the house that Jerry built.

[NOTE.—He was really the builder's foreman, but his hair was quite long.]

This is the drawing-room,
spick and span,
Designed by the artist who
made the plan
Of the house that Jerry built.

[NOTE.—As the Estate Agent remarked :
the frieze alone is worth all the money.]

These are the leaking drains that ran
Under the drawing-room spick and span
Designed by the artist who made the plan
Of the house that Jerry built.

[NOTE.—This was only discovered at the Coroner's Inquest.]

This is the eye of the local San-itary Inspector in
search of the man

Who laid the leaking drains that ran under the
drawing-room spick and span,
Designed by the artist who made
the plan

Of the house that Jerry built.

[NOTE.—It is very difficult for an inspector to see
leaks in the drains when they are being laid.
Builders are so untidy that the inspector
may be blinded by the brick dust and
particles of mortar. Sometimes in the bad
old days the inspector got half-a-crown in
his eye, and no one could see through that.]

(To be continued in our next.)

SIR FREDERICK TREVES.

THE MOST DEPLORABLE SPECTACLE IN ENGLAND

By SIR FREDERICK TREVES,
SERJEANT SURGEON TO THE KING

I trust that every success will attend the experiment now being undertaken in the Romford Garden Suburb.

The work the Exhibition has in hand affects very directly the health and comfort of the people as well as their artistic education and, I may add, their self respect. The most deplorable spectacle presented in England at the present day is to be found in the suburbs of almost every large town, where will be seen acre after acre of land covered with houses whose only external feature is ugliness, houses as free from any trace of design as a row of packing cases, or so expressive of poverty of invention that the same sorry feature is repeated over and over again with the monotony of a sick man's babbling. These wretched dwellings have made the very word "suburb" a term of reproach. They debase the public taste; they make a mockery of the idea of home and as man is ~~so~~ influenced by his surroundings they must foster that melancholy which is supposed to be a character of the English race. Ugliness is not necessarily cheap and some touch of beauty is not beyond the reach of the limited purse but the modern suburb, where rents are low, will only recognise a building that just comes within the narrowest definition of a house which the Dictionary says is "a structure intended or used for human habitation".

On the other hand it must be owned that no one of the fine arts has shown so marked a development in recent years as has architecture, and notably domestic architecture. This fact is made manifest at a hundred spots within twenty miles of London, where will be found villas and cottages of most charming and exquisite design. The present Exhibition, I gather, aims at applying this artistic advance not to the isolated house, but to an entire Suburb.

I am loath to answer your question as to what are the chief faults I find in the planning or fitting of the average house, for I hold to the belief that no country in Europe can show at the present time more graciously designed houses (of recent erection) than does England. I would add that the faults to which I allude apply to the few and not to the many.

1. In the first place there is sometimes to be seen in the modern villa or small house a straining after what is merely fantastic or quaint, and this is apt to lead to something further, to what is merely grotesque. It is only the original man who can be happily original, and when a designer without this quality attempts to produce something that shall be new, he is apt to approach to what is silly. This laboured effort to be original is very evident in modern French architecture of a certain type, and the same is illustrated by the preposterous villas and chalets to be found in almost every new suburb or recently developed pleasure resort of that usually artistic country.

2. One occasionally sees features which are proper to the large house inconsistently thrust upon the small. The effect is the same as that produced when a small boy dresses himself up in his father's tall hat and great coat. By this process we get the villa with a turret, or even a battlement, the house of many gables, the cottage with an oriel window worthy of an ancient university, or a front door which would not belittle a town hall.

3. Certain mannerisms are becoming unduly prominent. Two of these I personally hope will soon become unfashionable. I allude to the ridiculous ingle nook in which no one ever sits, and the green rain-water butt which harbours mosquitoes and has other sanitary defects.

4. One occasionally sees a medley of building material employed in the construction of single houses. In one such house of samples I noticed bath stone, red brick, tile hanging, half timber work and rough cast. This is surely undesirable, as is also imitation building material illustrated by plaster so treated and painted as to imitate half timber work. The production of such mimicry would not deceive a child of six, and would spoil any house however well designed. Unnecessary prominence is apt to be given to certain sanitary details of a house. I allude especially to the upper water closet drain and ventilating pipe. These structures and others of like kind may be made so conspicuous as to form a striking feature in the elevation. I have seen a ventilating pipe carried across the middle of a beautiful roof of Swanage slabs which it spoilt utterly.

RUISLIP MANOR

LIMITED.

**Town Planning Scheme for Estates of King's College,
Cambridge, at NORTHWOOD & RUISLIP, Middlesex.**

THIS Estate comprises 1,300 acres of land in the heart of the most beautiful country, including two large woods, the highest point being 300 feet above sea level.

Northwood Golf Course and the lake known as Ruislip Reservoir adjoin the two woods.

It is served by five railway stations, which can be reached in from 18 to 33 minutes from Paddington, Marylebone, Baker Street, and other West End stations.

The planning of the Estate has been the subject of a competition, for which 62 architects submitted designs, and for which Sir Aston Webb and Mr. Raymond Unwin acted as assessors.

Land will be sold freehold, either in bulk or in plots, in conformity with the Town Planning Scheme, or can be let on Building Agreement.

Houses will be erected at all rentals up to £200 per annum.

Special arrangements can be made for erecting on the Estate most of the exhibition houses now erected at Gidea Park.

Architects, Builders, Investors and Householders desiring land or houses, and requiring further information, can obtain it at the Offices of the Company, 33 Henrietta Street, Bedford Street, Strand, W.C.

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and everything requisite for the complete Furnishing of Houses of any size and style, tastefully, and with every comfort.

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TOTTENHAM COURT ROAD
LONDON · W.

THE
HISTORIC SITE
OF THE
EXHIBITION

HENRY IV

HENRY VIII

CHARLES I

Edward the Confessor holding the Coronation Ring from which Havering takes its name, and John, who loved hunting there.

The Fourth Henry granted a Royal Charter to Havering-atte-Bower; the Eighth Henry hunted in its woods; and Charles I was the last English Sovereign to reside in its Royal Palace.

THE ROYAL LIBERTY OF HAVERING-ATTE-BOWER

THERE is no part of England richer in historical associations than the Ancient and Royal Liberty of Havering-atte-Bower in the County of Essex, of which Gidea Park and the Town of Romford form part.

In the Royal Palace of Havering Kings of England kept their Courts from the days of the Saxons until the Commonwealth. "Had not the star of Royal favour and fashion set westward, Havering might have been," as has been well said, "what Windsor is now." "The preservation of the Liberty's rights," one reads, "seems to have been the constant care of kings from about 1400 to 1676." There is a series of charters from Henry IV. onwards.

The old tale is that Havering was so named because the ring of St. John—declared by tradition to be the same George V. will presently receive at his Coronation—was there delivered to Edward the Confessor. The legend is a common subject of mediæval art. It was at Havering that that saintly ruler craved that the nightingales of the place might not be allowed to disturb him at his devotions! Only a pious chronicler has asserted that

since that time "never has nightingale been heard to sing as in other places."

Close to Gidea Park, at Pyrge, stood another Royal Palace, which was used as a dower house for the Queens of England.

In no part of the ancient Liberty has time wrought less change than in the 450 acres of woodland scenery known as Gidea Park. The eventful history of the mansion house is told elsewhere in these pages, but the wooded expanse around is little altered since the days when Plantagenets, Tudors and Stuarts journeyed along the Roman road which still bounds the Park.

The Tudors were as fond of Havering as the Plantagenets. Henry VIII., like John, was often hunting there, and Elizabeth visited it at least five times. On the next page is a plan of the old Palace by Lord Burleigh which is preserved in the British Museum. Samuel Fox, who was the son of the martyrologist, was the keeper of the Palace, and he thus describes two of its chambers :

The Presence Chamber ; five boultres and rings and four double lockes ; the wyndowes glazed, only one casement blowen and broken in of the wynd ; two long tables with tressells and formes.

The Privy Chamber, and the Queen's Bed Chamber, matted and glazed.

It was upon one occasion when Elizabeth was holding her Court at Havering that Lord Burleigh was asked for hints as to the presentation of the New Testament in must have regard," wrote the book have no savour of spike, to make their books savour well, a strong scent."

The last monarch to stay in the during the visit of his mother-in-Hall. During the Commonwealth of for some £9,000. The purchaser the son of one of the men who had been drawn several years in succession

After the Restoration Havering by the Crown, but the tumble-down as "a confused heape, old ruinous, by its Cromwellian possessor. The various notabilities until, shortly

Victoria, it was sold by public auction. The purchaser acquired manorial jurisdiction over 16,000 acres of country, and all the ancient rights of appointing magistrates, and giving freedom from tolls, which were only abolished in 1896.

"Since the destruction of the royal palace, many of the venerable mansions of the Liberty of Havering-atte-Bower have passed away," we read in the *History of Essex*. "They are dwindled into farmhouses, with broad gravel roads in place of the drawbridges

STOCKS AND PILLORY AT
HAVERING-ATTE-BOWER

FOUND NEAR
GIDEA HALL

THE ROMAN POST
OF DUROLITUM
STOOD ON OR NEAR
THE SITE OF THE
GARDEN SUBURB

by the University of Cambridge tion of an elaborately bound Greek to her Majesty. "They Lord High Treasurer, "that the which bookbinders do seek to add for her Majesty cannot abide such

Palace of Havering was Charles I., law, Marie de Medecis, to Gidea the Crown possessions were disposed of the larger part of the estates was condemned Charles, and lived to on a hurdle for what he had done.

was once more taken possession of Palace—part of it was described decayed"—had been demolished Royal Manor was in the hands of before the accession of Queen

The only act of Jane Seymour's life as wife of Henry VIII., of which a record has been preserved, is an order of hers to the park-keeper at *Havering-atte-Bower* "to deliver to her well-beloved the gentleman of her sovereign lord and king's chapel royal, two bucks of high season."

which formerly led to them, and in some cases the military moat narrowed to a horse pond" in which

Cows may cool and geese may swim.

But the Liberty of Havering-atte-Bower—it is still so written and pronounced—is a district in which it is easy for those whose day is spent in London to

Forget the snorting steam and piston stroke.

"The wooded and parked heights north of Romford," as Mr. Hope Moncrieff writes, "are too often passed by in ignorance of their charms." Havering-atte-Bower—lying as was once written "among some of the prettiest scenery in Essex"—undoubtedly "conveys to us," as it did to Walpole, "the notion of a romantic scene." We may not omit to quote from Sir Walter Besant's *All in a Garden Fair* part of the novelist's description of the "glorious fragment" of Hainault Forest, not far from Gidea Hall :

Besides the creatures and the trees and flowers, there is scenery, here and there hillsides clothed with wood; slopes on which, as you stand upon them and look among the trees, the sun produces strange and wonderful effects; stretches of elastic turf; places where the forest seems to recede and still to recede as you walk along; great trees, avenues of oaks, gatherings of beeches, with ash and elm and sycamore; everywhere the underwood of hawthorn, honeysuckle, and wild rose; everywhere the freshness and fragrance of the wild wood; always light and colour, even in January, when the delicate purple bloom lies upon the masses of bush and shrub, and the late leaves linger on the sheltered branches, and always silence and rest from the talk of man.

AN OLD ROMFORD MAP WITH AN ANTIQUARIAN FLAVOUR, IN THE POSSESSION OF MR. BAMFORD

PART OF A MAP OF THE PALACE OF HAVERING-ATTE-BOWER MADE BY LORD BURLEIGH

Lord O'Hagan, who lives at Pyrigo Park, Havering-atte-Bower, once declared that "there are few districts in England which afford, on the whole, more varied scenery than Essex," and this is particularly the case of the country lying within easy reach of the favoured residents of the Romford Garden Suburb.

FROM HORNCHURCH PARISH REGISTER

Pierce Tenante, Esq., servant to our late Sovereigne K. Edward 6, and Queen Mary, and also one of the Gentlemen Ushers in Ordinary the space of 32 years to our Sovereigne Lady Q. Eliz. He died in Nov., 1560, aged 70.

Thomas Witherings, Esq., Chief Post-Master of Great Britaine and Foreign Parts, who died in 1651.

ROMFORD LONG YEARS AGO

SAMUEL PEPYS

WILLIAM KEMP, THE ORIGINAL DOGBERRY, IN HIS "MORRIS DANCE" THROUGH ROMFORD

SOME PERSONAGES
ASSOCIATED WITH
ROMFORD

GEORGE FOX AS A YOUNG MAN

ROMFORD itself has a history stretching back through many centuries. For example, Mawney's Road in Romford recalls the name of Sir Walter Manny's house in Romford—the Sir Walter Manny who urged Edward III. not to kill the six surrendered citizens of Calais.

Said that distinguished knight to his liege: "Ah, noble king, for God's sake refrain your courage! Ye have the name of sovereign noblesse; therefore now do not a thing that should blemish your renown, nor give cause to some to speak of your villainy. Every man will say it is a great cruelty to put to death such honest persons, who by their own wills put themselves into your grace to save their company." Although it was Queen Eleanor who finally caused the monarch to desist from his purpose, we may believe, as Sir Edward Strachey has written in his "Morte d'Arthur," that "the noble life of Sir Walter Manny at the English Court must have done much to make both Edward and the Black Prince, as well as the rest of the princes and nobles, what they were as knights and gentlemen." Sir Walter founded a monastery, and in the charter, which may still be read, it is provided that prayers shall be said for the souls of those who had fallen by his hands.

Here is a Romford story of old Stow's set forth in his characteristic way:

Strait orders being taken for the suppression of rumours, divers persons were apprehended and executed by martial law, amongst the which the bailiff of Romford in Essex was one, a man very well beloved. He was, early in the morning of Mary Magdalene day (then kept holiday), brought by the sheriffs of London and the knight marshal to the well within Aldgate, there to be executed upon a gibbet set up that morning; where, being on the ladder, he had words to this effect: "Good people, I am come hither to die, but know not for what offence, except for words by me spoken yesternight to Sir Stephen, curate and preacher of this parish, which were these: He asked me, 'What news in the country?' I answered, 'Heavy news.' 'Why?' quoth he. 'It is said,' quoth I, 'that many men be up in Essex, but thanks be to God, all is in good quiet about us.' And this was all, as God be my judge," etc. Upon these words of the prisoner, Sir Stephen, to avoid reproach of the people, left the city, and was never heard of since to my knowledge. I heard the words of the prisoner, for he was executed upon the pavement of my door where I then kept house.

"From Ilford by Moone-shine, I set forward, dauncing within a quarter of a myle of Romford, where, in the highwaye, two strong jades (having belike some great quarrell to me unknowne) were beating and byting either of other; and such through God's help was my good hap, that I escaped their hoofes, both being raysted with their fore feete over my head, like two Smithes over an Anvyle. So I rid to my Inne at Romford."—From "Kemp's Nine Daies' Wonder," giving an account of a Morris Dance from London to Norwich.

It was through Romford that, in 1599, William Kemp—who in the time of Shakespeare played Dogberry, young Gobbo, the gravedigger in “Hamlet,” and Justice Shallow—danced the Morris Dance to Norwich, “Kemp’s Nine Daies’ Wonder.” During the Civil War not only Cavalier troops but the “souldiers” of Fairfax entered the town. In 1592 Quarles, “the honest, inoffensive poet” of the “Emblems,” was born at Romford; a

CURIOUS BURIAL ENTRIES IN ROMFORD CHURCH REGISTER.

- 1570.—Thomas Browne, vocat
Quacke Browne.
1574.—Robertus Cottonus—goonne
powder.
1605.—Ould father Giles.
1610.—Ollyver, a prison^r executed
and buried.
1612.—Dumb Joan fm Hare St.
1618.—A vagrant y^t dyed in ye
constables hand as he was
going.
1620.—Ane Steward, an old mayd.
1625.—A woman whom they called
madd megg.
1626.—Toby Asser, killed in a
chimney.
1630.—Joan Quicke, an ancient mayd.
1656.—Two women that were
Executed.
1698.—Richard Radley, a stranger,
buried naked.
1712.—Eliz : How—nec virgo, nec
flemina, nec vidua.
1794.—James Martin (a King’s mes-
senger) shot near the
Stoup by 5 footpads.

And what’s a life? The flourishing array
Of the proud summer meadow, which to-day
Wears her green plush, and is to-morrow hay.
—Quarles.

neither instituted nor inducted by a bishop, but is solely responsible to New College, Oxford. One vicar lived abroad during the whole term of his appointment. Mr. George Terry, to whose memories of old Romford every writer on matters within the Liberty of Havering-atte-Bower must be greatly indebted, says that on one occasion the bishop of the diocese, with a number of candidates for Confirmation standing [at the gates of the church, were unable to

a century later George Fox, the Quaker, describes in his diary how he “abode all the winter” at his son Mead’s house at Gooses or Goosehays; while in another famous diary, Pepys’, we have some characteristic local references.

In the eighteenth century Romford was a great coaching centre, but there were more notable scenes on the roadway than the passage of the Bury, Norwich, Chelmsford, and Maldon coaches. The place was vastly impressed by the cavalcade attending the bride of George III. on her way to London, and burned many torches in her Royal Highness’s honour. It expressed its feelings in a different way, however, when the body of George IV.’s unhappy Queen Caroline was borne through its streets. Standing in the picturesque market square of Romford, so vividly represented in Mr. Wade’s drawing, it is easy to imagine what the town looked like in the old days. The church house in the square was until lately the Cock and Bell Inn, itself formerly a chantry house, built in the reign of Henry VII.

Romford has been, indeed, as has been written, “a town of dignity.” It is not without interest to note that the vicar is practically independent of episcopal jurisdiction; he is

QUARLES, 'THE POET OF
THE "EMBLEMS," WHO
WAS BORN AT ROMFORD

TREES, GIDEA PARK

Reede’s Almshouses in Romford were bequeathed in 1482 “to be a dwelling place for five poor men, not blasphemous, nor common beggars, but such as have been of good governance and fallen into poverty, the saddest and wisest to be the ruler.”

get admittance because the vicar, for some reason, had taken away the key!

No account of Romford of the past would be complete without a reference to James Wilson, the fat butcher. The story goes :

He was very proficient in psalmody, and on a Sunday before the services commenced he was in the habit of entertaining himself and the congregation with singing psalms by himself until the minister came into the desk. On the last fast day before his death he never quitted the church between the morning and evening services, but repeated the Lord's Prayer and sang psalms from pew to pew, until he had performed his devotions in every pew in the church. Wilson was no less remarkable for the peripatetic way in which he took his meals. He would frequently take a shoulder of mutton in his hand, a lump of salt in the bend of the arm in which he carried the joint, and with a small loaf and a large knife would walk up and down the street until he had consumed the whole of his provisions. He was excellent at penmanship; his meat bills were exquisitely penned, but as fantastical as they were skilful. The top line perhaps would be in German text, the second Roman print. Beef would be in one hand, mutton in another, veal in another, lamb in another, and not two kinds of meat written in the same colour. Notwithstanding his singularity, James Wilson was much respected for his integrity and genuineness of manners.

Here is another tale from "Memories of Old Romford" :

At the time the "Rambler" came out in separate numbers, there was in Romford a club called the Bowling Green Club. The characters portrayed in the "Rambler," to wit Leviculus, the fortune-hunter; Tetrica, the old maid; Mrs. Busy, and others, so exactly fitted the members of this club, that they came to the conclusion there was a traitor among them. As the authorship could not be ascertained by an inquisition among the members, the publisher was written to, who informed his indignant interrogator that one Samuel Johnson was the author. The name of the curate at Romford was Samuel Johnson, and had he (their pastor) been guilty of such a libel? In vain did the poor man protest his innocence. Samuel Johnson was the author, and who else could it be? To

save himself from persecution, the curate rode off to London to learn the truth, and on his return he was able to assure the enraged wisecracks of the Bowling Green Club that there was another Samuel Johnson in the world beside the curate at Romford, and that it was he who had woven these caps, which they of their own account had put on.

TWO SKETCHES IN HARE STREET, WHICH RUNS THROUGH THE GARDEN SUBURB, AND IS ONE OF THE MANY PLACES IN WHICH THE SHIFTY FATHER OF MARY WOLLSTONECRAFT, AUTHOR OF THE FAMOUS "VINDICATION OF THE RIGHTS OF WOMEN," AND MOTHER OF MRS. SHELLEY, LIVED WITH HIS FAMILY

"Here lye John Outred and Jone his wyff
Who liuyd long togeddyr withouten stryff.
John left this world, and passyed to heuen—
On thousand fyue hunded yere and eleuen."—*Epitaph in Romford Churchyard.*

THE HOUSE, IN ROMFORD
MARKET PLACE, IN WHICH
COLONEL BLOOD LAY

A STORY OF OLD ROMFORD

BACK OF HOUSE, SHOWING
OLD PASSAGE THROUGH
WHICH PRETTY BESSEE
PASSED

IT is said that when "fair England's flower and pride," Simon de Montfort, fell at Evesham, his son Henry was left on the field, blinded but alive. He was succoured by a baron's daughter, who, it was believed, privily married him. The story goes that he was for safety's sake hidden away and known only by the appellation of "the silly blind beggar of Bethnal Green." According to the romantic tale, their fair daughter went off to seek her fortune, and

She kept on her journey until it was day
And went unto Rumford along the hyeway,
Where at the Queene's Armes entertained was she,
So fair and wel favoured was pretty Bessee.

At Romford Bessie had suitors. But when it was discovered that she was only the daughter of "the blind beggar of Bethnal Green," none of them persevered but a young knight. They were married, and at the wedding the "blind beggar" appeared, disclosed his true name, and made known to the bridegroom that his spouse-to-be was none other than the granddaughter of the great popular hero and of the blood royal of England.

The archway of the house, sketches of the back and front of which appear on this page, was part of the old Queen's Arms, where "pretty Bessee" was "entertained" and received her suitors.

The fame of the venerable house adjoining the archway is due to the exploits of a character who is certainly not legendary. In this house the notorious Colonel Blood lay while he recovered from his wounds received in one of his most desperate exploits, the stirring story of which is told with such vigour by Sir Walter Scott in his *Notes to Peveril of the Peak*. "A daring, but a villainous unmerciful look" had Colonel Blood, writes Evelyn the diarist; "a false countenance, but very well spoken and dangerously insinuating." Scott revels in the details of this desperado's attempt to seize Dublin Castle and its Governor, his taking of the royal crown out of the Tower, and his seizure of and attempt to hang the Duke of Ormond at Tyburn. His "exploits, whether the motive, the danger, or the character of the enterprises be considered, equal, or rather surpass," says the novelist, "those fictions of violence and peril which we love to peruse

in romance." He "departed this life in a species of lethargy in 1680," Scott writes. Even when he was dead, people suspected a trick "preparatory to some exploit," and a coroner had to have his body dug up and identified by "some of his acquaintances, who swore to the preternatural size of the thumb."

ROMFORD MARKET PLACE, SHOWING THE FAMOUS HOUSE

THE STRANGE, EVENTFUL HISTORY OF GIDEA HALL

A MAN "of great boldnesse of speke, well spoken, singularly wytted, and well reasoned," was Thomas Cooke, draper, of London, whom Jack Cade, when he camped on Blackheath in 1450, requested to collect cash and goods for him from the foreigners in the City. This Cooke, who had come from Suffolk, had made money, and he became not only Lord Mayor but Knight. He was a Yorkist, but he had married romantically the daughter had been a Knight of the 1467 he set about building must be a very old word, *ged*, signifying pike, and *ea*, pike to be trolled for in the

In those days, of course, charter before he could build embanked, machicolated, Gidea Hall of "stone and Thomas's charter, it is men-would be 200 acres in extent, wood. Alas! the great house century. Sir Thomas Cooke this is what happened to him witness :

JACK CADE AT LONDON STONE

a subject had to have a a castle "turreted, moated, and battlemented," as this chalk " was to be. In Sir tioned that Gidea Park a score of the acres being was not to be finished for a was a very rich man, and on the evidence of a single

One, Hawkins, having requested the loan of a sum of money, he refused when he understood it was for the use of Margaret, Queen of King Henry VI. Hawkins being committed to the Tower, and put on the rack, mentioned this among other things which one would have thought could not then have been accounted criminal. However, Sir Thomas was committed to the Tower, and by means of Sir John Fogge, indicted for high treason. Whereupon Geddy Hall was plundered of the furniture and all that could be carried away ; the deer in his park, rabbits, fish, etc., destroyed. Though, by the

integrity of the Chief Justice, Sir John Markham, he was acquitted, and found guilty of misprision, yet he was committed first to the Compter, and afterwards to the King's Bench prison, from which he could not be released without paying £8,000 to the King and £800 to the Queen. The Chief Justice was also displaced.

Warwick the King-maker and "false fleeing, perjured Clarence," who was to be drowned in the butt of Malmsey—according to popular belief—were among those who sat in judgment on Sir Thomas at his trial for high treason at Guildhall.

Under Henry VI., Sir Thomas got no more justice than under Edward IV. When Edward IV. came back to his throne, the knight, who had tried to get away to France, was captured by a Flan- ders vessel and handed over to his sovereign. Thomas were again icler, "and his wife put be kept at the Mayor's." Thomas had suffered was tors, for did not the a speech in the City against Edward with the

What Cooke, your own mayor of this noble city! that he knoweth not, or so bereth not, or so hard- that worshipful man's lot? His utter spoil and unde-

Nevertheless, in 1478, (he was buried in the Friars in Broad Street, session of Gidea Hall—

of it, for that is all he had got built—and of other property besides about Romford, including Petyts, of which there is a memory to-day in Pettit's farm.!

THE DUKE OF CLARENCE, WHO SAT ON THE JURY WHICH TRIED SIR THOMAS COOKE, AND WAS FABLED TO HAVE BEEN DROWNED IN A BUTT OF MALMSEY

GIDEA HALL, AS COMPLETED BY SIR ANTHONY COOKE AND VISITED BY CHARLES I

The people of Romford have cause to remember Sir Thomas, if only because he helped them to the famous charter of the Liberty of Havering-atte-Bower.

A great-grandson of Sir Thomas, Sir Anthony, was one of the tutors of Edward VI. What a story it is of his learning and the learning of his daughters!

It was the way in which he reprov'd one of his sons that led Sir Anthony to be recommended by Lord Seymour as the boy King's preceptor. "Some men govern families with more skill than others do kingdoms," said my Lord Seymour. It was Sir Anthony who is credited with having said: "There are three things before whom I cannot do amiss, my prince, my conscience, and my children."

Lady Jane Grey seems to have received some of her education at Gidea Hall. When Mary came to the throne, Sir Anthony was sent to the Tower on a charge of supporting the cause of Lady Jane. When he was released he thought it safer to go to live in Strassburg and listen to the lectures of the

ders vessel and handed "The goods of Sir seized," says the chron- forth and commanded to The injustice which Sir visited on his persecu- Duke of Buckingham in strengthen his case following words:

worshipful neighbour and Who of you is so negligent forgetful that he remem- hearted that he pittieeth not What speake we of loss? served destruction.

when Sir Thomas died Church of the Augustine London), he was in pos- or rather the front part

EDWARD IV., WHO RECEIVED A FINE OF £8,000 FROM SIR THOMAS COOKE

TOMB OF SIR ANTHONY COOKE,
HIS WIFE AND DAUGHTERS IN
ROMFORD PARISH CHURCH

The whole circle of art lodged in his soul ; his Latin fluent and proper ; his Greek critical and exact ; his philology and observations upon each of the languages deep, curious, various and pertinent ; his logic rational ; his history and experience general ; his rhetoric and poetry copious and generous ; his mathematics practical and useful. Contemplation was his soul, privacy his life and discourse his element, business was his purgatory and publickness his torment.

Sir Anthony's daughters had no doubt been educated along with Lady Jane Grey. " And what a house did I find there ! yea, rather, a small university ! In this Tusculan villa the industry of the females was in full vigour," said Sir William Haddon in an address

famous Peter Martyr, but he kept up a correspondence with Cecil. On the accession of Elizabeth, Sir Anthony was able to return to Gidea Hall, and became an M.P. and the Official Visitor of Cambridge and Eton. He was able to complete in peace the great mansion which his grandfather had begun. He made it less warlike in appearance than old Sir Thomas had planned, but retained the moat and drawbridge. All over the great building were Greek, Latin, and Hebrew inscriptions. Of Sir Anthony the writer of *State Worthies* says :

QUEEN MARY, IN
FEAR OF WHOM
SIR ANTHONY
COOKE LIVED IN
STRASSBURG

SIR ANTHONY AND LADY COOKE, LADY BURLEIGH,
LADY BACON, LADY RUSSELL, AND LADY KILLIGREW

SIR ANTHONY COOKE'S SONS-IN-LAW AND GRANDSON

FRANCIS BACON, LORD VERULAM

SIR NICHOLAS BACON

LORD BURLEIGH

GIDEA HALL THROUGH THE AVENUE

to Cambridge University, at which he spoke of a visit paid by Lord Burleigh and himself to Gidea Hall.

Sir William Cecil, the great Lord Burleigh, of the famous nod, and Lord High Treasurer to Elizabeth, was married to Sir Anthony Cooke's eldest daughter, and their son was Sir Robert Cecil, the first Earl of Salisbury, and the head of the present house at Hatfield. Lady Burleigh knew the Fathers, had translated St. Basil, and when a Bible in several languages was presented to her by Cambridge University, she returned thanks in Greek. She was spoken of by her husband to his son as his "matchless mother," she maintained two scholars at St. John's, Cambridge, she helped poor prisoners in London every quarter, and a legacy of hers, from which six needy tradesmen in Romford may have loans, has come down to our day.

Sir Anthony's second daughter, Anne, was for some time governess to Edward VI. Her husband was the Bacon who was Keeper of the Great Seal to Elizabeth, and her son was Francis Bacon, Viscount Verulam, "the greatest and meanest of mankind." She translated an Italian divine, an *Apology from the Church of England*, from the Latin, and conducted a correspondence in Greek; it was to her that Beza inscribed his "Meditations," and she was so much in advance of her time as to champion the cause of the Nonconformist ministers.

The third daughter's first husband was Ambassador at the Court of France, and her second Lord Russell, and from them is descended the ducal Bedford family. The inscription on the tomb of Lord Russell in Westminster Abbey in three languages is by his wife. Yet another daughter, equally learned and a poet, was married to the distin-

THE LIME ALLEY, GIDEA HALL

GIDEA HALL AS IT IS TO-DAY

guished Sir Henry Killigrew.

What a visit by Queen Elizabeth to Gidea Hall, or any other such house for the matter of that, involved in those days we have some inkling in a letter to Lord Burleigh, wherein the to-be-honoured host beseeches that great man

to inform him when the Queen might be expected, and to procure her High-

ness to come to some resolution both of the time she would come and how long she would stay. For having sent already to Kent, Sussex, and Surrey for provisions he found all places possessed by other lords, so of course he must send to Flanders, which he would gladly do if the time were certain. He could not but beseech God that his house might not dislike her. But if her Highness had but tarried he had been but too, too happy. But God's will and her's be done!

A year after "Eliza Triumphans'" visit to Gidea Hall, one of Sir Anthony's sons was married to a cousin of Lady Jane Grey, and there is a letter in which his spouse complains to the Lord Treasurer that

my Hap fall out to be put down by a Woman of no greater Birth than I take my Lady Cheke to be, for she doth not only offer me all the Wrong and Disgrace that she can in Court, in taking place afore

THE ORANGERY.

me where it becometh not me in modesty to strive for it; but she openly publisheth to everybody that I have no place at all.

Sir Anthony, in spite of his dislike for "publickness," held his court on the rush-covered floor of Romford court house, and there executed judgment in his humour. We read :

Two capons and apples had been sold before the market bell sounded, contrary to the laws of the Manor; the defendant is fined 6d.

John Courtin assaulted John Warren; a fine of 3s. 4d. must be paid.

Three tanners tan their hides ill; they are fined 8d., 8d. and 3d.

Three men are common butchers and two men are common shoemakers, and they sell meat and shoes for excessive gain; they are fined 4d. each to her Grace's Majesty.

"Sepultus fuit Antonius Cocuus Miles auratus," says the Romford Church register of 1576. At the north-west door of the church is the alabaster monument bearing Sir Anthony's effigy and the effigies of his wife and children. His daughters wrote the epitaph, which says that though called to "courtly life" he "more desyred in stvdy to be stalled":

Philosophy had tavghte his learned mynde
To stand contente with contrye qvyet life,
No highe advance or office of avayle,
Covld tempte his thoughts to rowe beyonde his reache.
By broonte of bookes he only did assayle
The forte of fame, whereto he made his breache.

Sir Anthony's will is accessible to the curious. "I Anthonye Cooke, of Guidy Hall," leaves "Nestes of Bolles" of gold, silver, and gilt—that is, sets of bowls one within another—to his sons, but to his daughters

I will that of my bookes my daughter of Burleigh shall haue Twoo Volumes in latyne, and one in greeke such as she will choose of my gyfte. And after her choice, that my daughter Bacon shall have other twoo Volumes in latyne and one in greeke, such as she will choose. And after her choyce, that my daughter Russell shall have other twoo volumes in Latin and one in greke, such as she will chose. And after her choyse, that my daughter Killegrew shall have other twoo Volumes in Latine, and one in Greeke such as she will choose. And the residue of my Books I gyve to my Sonne Richarde.

In the will of "my Sonne Richarde" there is a legacy of £10 and 56s. 4d. "to Little Will Coop^r." He was, as the burials register shows, "ye dwarf of Giddie-Hall," and he lived nearly forty years to enjoy his pension.

Gidea Hall is heard of again when Marie de Medicis made it her halting place on her visit to her son-in-law, Charles I. We are able to reproduce the drawing of Le Serre who

accompanied the Queen Mother of France. He describes Geddy Hall as "belonging to a widow, considerable both for her virtue and noblesse." She had been the wife of the great-grandson of Sir Anthony. Before long the mischief-making

THE FISHPONDS, GIDEA HALL

FROM ROMFORD CHURCH REGISTER.

- 1605.—George, the baseborne of one of my Ladye Coke's servants, baptist.
- 1688.—A male child of Mr. Burch, Hothersalls, unbapt., buried.
- 1690.—Thomas Love, son of John Love, a blackamore servant at Gudy Hall, baptised.
- 1707.—James Blackburn, and Jane ffield, both of this Town, married at Guydy hall Chappel, by a License.

Queen, who had been "magnificently entertained in that beautiful house," was given, after popular disturbances, £10,000 to leave the country. We read that her hostess wrote in her will, "I will to be laid in the Vault belonging to Guydie hall as neere as may bee to my deere husband, S^r Edward Cooke, and to be buried in the night but not chargeably interred." Her daughter married Sir Edward Sydenham, who compounded with the Commonwealth for £295. With the death of his wife, there passed away the last of the Cookes of Gidea Hall.

In 1657 not only Gidea Hall, but a number of other estates which had been for two centuries in the Cooke family went for £9,000 into the hands of Richard Emes. His son kept the old Crown Inn in Romford! Within seven years the properties were sold again to one John Burch or Birch, West Indian planter, who, in the year of his death, 1668, was high sheriff of Essex. His will deals not only with the "Demense Lands of Guidie hall, with the Warren and game of Coneyes therein, called Guydie Hall warren," but with the future possession of "all my Servants, Negroes, Slaves, Cattle, etc.," in the Barbadoes. There are the two following entries in the burials register :

1668, April 25, Cumber, a ffemale Blackamore servant from Guyddy Hall.

1685, April 4, Madam Margarett Burch, Widow, from Guyddy Hall.

Gidea Hall was to be in the possession of "Thomas and Burch Hothersall and their heirs forever." Nevertheless, before the century was out "the home of worth and learning" was once more the property of a knighted lord mayor, Sir John Eyles to wit. His nephew, also a Sir John Eyles and also a lord mayor, and a member of several Parliaments, was the last owner but one of Gidea Hall. Sir John Eyles, the second, pulled down the old mansion, the scene of Edward IV.'s depredations and the subject of Le Serre's drawing, and built the mansion, which, as enlarged by his successor, Richard Benyon, is shown in accompanying photographs. It is an impressive work in now charmingly weathered brick, in the fitting of which Adam and Flaxman both had a share. Not less satisfying to the eye are the old avenues, orangery, lime alley, fishponds, and gardens.

THE LIME ALLEY AND BATHING TEMPLE, GIDEA PARK

Old though it is, it is the successor of the earlier Alley represented in Le Serre's picture temp. Charles I. on a previous page

A PANORAMIC VIEW OF ROMFORD GOLF COURSE

GIDEA PARK OF TO-DAY

SOME years ago the historic estate fortunately came into the hands of Sir Herbert Raphael, Bart., M.P. He arrested any possible advance upon Gidea Hall from the west, and did a conspicuous local service, by bestowing on the old town of Romford a large strip now known as Raphael Park. His transference of the remaining 450 acres to the Garden Suburb—to which the 90 acres of the Golf Course, in its midst, belongs—preserves, in every other direction, and in perpetuity, from destruction or disturbance

"We are at the cross roads between the old way of blind chance which means a repetition of the mistakes of the past, and wise foresight."
—The Archbishop of York.

scenes which have been a background for English history for so many centuries. The old order changeth, but nothing may now happen in the landscape of Gidea Park to trouble the shade of its old master, who stood "contente with contrye qvyet life," or of his grandson, who wrote that "a garden is the purest of human pleasures, the greatest refreshment of the spirit without which buildings and palaces are but gross handiworks."

"The Garden Suburb is a proof of what can be done when order and design take the place of anarchy and chaos."—The Times.

ROUND WHICH THE GARDEN SUBURB IS RISING

IN laying out the new Suburb not only has the preservation of Gidea Hall been provided for, the old mansion house and its orangery—delightful examples of weathered brickwork—the fish and lily ponds, the lime alley and clumps of trees and shrubs, among which are veterans on which the eyes of Lady Jane Grey and Queen Elizabeth must have rested—have been made the axial point of the whole plan. All those features which the buildings and the estate owe to the labours and expenditure of four centuries of owners will continue to lend distinction and grace to the landscape.

It will be noticed that in both of the town plans illustrated on pages 54 and 55 the central road of the new Suburb follows the ancient avenue running eastward from Gidea Hall. The Broadway, Gidea Avenue and Elm Walk are all planned so that Gidea Hall and its fine Georgian clock-tower may form road terminals. In front of the Hall a spacious green has been laid out. Another road is planned along the side of the fishponds, which contain hundreds of carp. The walled-in gardens form the boundary of Heath Drive, and some acres of ground are retained as the gardens of the mansion house, which is in excellent preservation and is inhabited.

*"Close at hand
were country corners
untouched, and summer
shades in summer-
time."*

—Mrs. Thackeray
Ritchie.

The new roads that have been made are not the hacked-out traffic ways of ordinary estate development. Wide, firm and satisfying, they have charming turns and sweeps among trees, more in the character of country lanes than of regular roadways. One of the things

*"Within, thine ever-
shifting look surprise,
Streets, hills and
dells, trees overhead
now seen, Now down
below, with smoking
roofs between—A
village, revelling in
varieties." — Leigh
Hunt.*

GRASS,
TREES,
AND
STILL
WATER

TWO VIEWS OF THE GOLF COURSE

which makes them so satisfying is the business-like foresight and enterprise with which they were made. Money was not stinted, and it was spent early. The roads have the look of established public ways.

"It is my delight to be Both in town and in countree."

Gidea Park is larger than Hyde Park. The heart of it, the golf course, round which this Garden Suburb is rising, will never be built on. The rest may be built on, but it will never be built up. Houses have come, but the stately elms in umbrageous avenues and stalwart belts, the great banks of thorn and broom remain. The fascinating shades of grey, brown, and red brick of houses have brought new tints to the landscape, but its natural colours have not departed. Never were houses less obtrusive in a rural scene. So artistically have they been set, and so skilfully have the new

BLACK'S CANAL, RAPHAEL PARK

IN THE GARDEN SUBURB AND RAPHAEL PARK . . .

garden borders been planted by a firm famous throughout Great Britain and the Continent as tree-movers—they once moved in the south of England a yew popularly supposed to be mentioned in Domesday Book—that it is very difficult to believe that these houses have not been here for years.

IN RAPHAEL PARK

“O, the blessing of a little house,” wrote Lady Orrery to her husband. “When I have a kingdom of my own I will look out for a cottage in it,” Swift is made to say in “The Dean of St. Patrick’s.” Whether the New Suburban finds his little house or his cottage in Gidea Park, he may sing :

Here the wind is heaping, heaping,
Sweetest scent of summer’s keeping.

A WIDE WALK IN RAPHAEL PARK

Here is displayed
for children the
scene pictured in
“Child’s Garden of
Verses” :

Now the next-door
gardens lie
Adorned with flowers
beneath my eye.

Not only has every house its fit garden, but there are no walls to shut them away. The gardens, with their low hedges, are as open as the gardens of Holland, and everywhere there are trees. Wherever the eye falls on a house it also takes in a tree.

Full of fresh scents are the budding boughs,
Arching high over a cool green house.

IN GIDEA PARK

TWO INTERIORS IN THE FURNISHED COTTAGES WHICH ARE A FEATURE OF THE EXHIBITION

THE FUTURE of the ROMFORD GARDEN SUBURB. By THE PRESIDENT OF THE LOCAL GOVERNMENT BOARD¹

ONE of the most beautiful sites I have ever been associated with in twenty-five years' connection with Housing and Town Planning, surroundings formerly enjoyed in splendid isolation by the few.

* * * *

When this estate is completed, you will have one of the lowest death rates in England and Wales. You will be the envy of Bournemouth.

* * * *

The object is to bring the Town into the Country and the Garden into the Town, to secure something more beautiful and more human than the majority of houses and streets erected in and around London during the past hundred years.

* * * *

From 13,000 to 16,000 families leave the central parishes of London every year. This must be cheering to the architects of this estate. Twelve of the central parishes of London are either stationary or declining. You, who are associated with this scheme, can rely upon it that the future is on your side.

* * * *

A model and an exemplar that in the next fifty years will be greatly followed. This Garden Suburb exalts the British ideal of the home.

¹ From the speech delivered by the Rt. Hon. John Burns in laying the foundation stone of the Romford Garden Suburb, July 28, 1910

MR. BURNS CALLS FOR
THREE CHEERS FOR
THE ROMFORD GAR-
DEN SUBURB

MR. BURNS AND SOME OF THE FIRST BUILDERS OF THE NEW SUBURB

"The inhabitants of London are scarcely sensible of the beauty of its environs. It is in the power of every man to find himself in a sublime sylvan solitude superior to the cedars of Lebanon."—*Disraeli*.

THE TOWN PLANNING COMPETITION FOR THE GARDEN SUBURB

A COMPETITION in connection with the Exhibition for the best Town Planning scheme

FIRST PRIZE PLAN

for the Garden Suburb has just been decided. The plans of Gidea Park furnished to the competitors showed the area around Gidea Hall in which roads have been already laid out and houses built for the Exhibition, and also the contours of the land and all the trees. The plans which received the first and second prize are reproduced. It will be seen that the area to be planned was in three parts. It is shown shaded. Both the prizewinners have adopted

the natural and artistic course of making Gidea Hall the *clou* of their plans. The first prize of £100 has been awarded by the judges—Messrs. E. Guy Dawber, V.P.R.I.B.A., H. V. Lanchester, F.R.I.B.A., and Mervyn E. Macartney, F.R.I.B.A.—to No. 37, viz., Messrs. W. Garnett Gibson and Reginald Dann. The second prize of £50 goes to No. 20, Mr. Geoffrey Lucas, A.R.I.B.A., and Mr. T. A. Lodge. The design of Mr. Oswald P. Milne, No. 34, was highly commended; and the following were commended: No. 6, Mr. T. F. Pennington, A.R.I.B.A.; No. 16, Mr. Frank Gray Wallis, Liverpool; No. 27, Messrs. Robert Bennett, A.R.I.B.A., and Wilson Bidwell, Letchworth; and No. 31, Mr. Gilbert Waterhouse.

An extra premium of £21 for a perspective drawing or set of drawings of the future Suburb has been divided, as, in the opinion of the assessors, two sets were of equal merit. The authors were Mr. Oswald P. Milne and Mr. T. M. Wilson with Mr. H. A. Welch.

SECOND PRIZE PLAN

The following comment by the *Builder* on the planning schemes will be read with interest :

"The site to be dealt with had only slight variations in level, and the main factors in determining the lay-out were the utilisation of the existing lines of fine hedge-row elms in the road views, the preservation of the remnant of a broad avenue leading eastward from Gidea Hall, and the provision of suitable access from Squirrels' Heath Station. Both the premiated designs meet the two former requirements satisfactorily, but the first design is more successful in dealing with the problem of access from the station by the provision of a diagonal road leading direct to the church site located on the highest ground in the southern portion of the estate. This design also scores in the planning of the detached piece of ground to the south-west, but in other respects the second premiated plan shows distinct advantages, notably in not demanding special building regulations to enable back land to be utilised, and in avoiding the cul-de-sac. The design by Mr. O. P. Milne, which was highly commended, runs the winners very close."

HOUSES *and* COTTAGES IN THE EXHIBITION, WITH SKETCHES, PLANS *and* ARCHITECTS' NOTES

I never had any other desire so strong, and so like to covetousness as that one which I have had alwaies, that I might be Master at last of a small house.—*Cowley*.

A ROUTE THROUGH THE EXHIBITION

HOW TO SEE THE EXHIBITION MOST CONVENIENTLY

THE Map on the opposite page shows how the Visitor by Road or Rail enters the Exhibition.

The Visitor whose time is limited must bear in mind that there are 140 *Houses and Cottages in the Exhibition*, and that 3 minutes in each, with half an hour only for walking from one to the other, and half an hour only for refreshments, means an eight hours' day!

A decision must therefore be taken between : (1) A cursory inspection of all the Houses and Cottages ; (2) a cursory inspection of some, and a closer inspection of others ; (3) a close inspection of a limited number ; or (4) just a stroll, with an eye on the watch.

The most convenient route from the Station in order to see all the houses is :

Balgores Lane	Parkway
Heath Drive	Meadway
Risebridge Road	Heath
Heaton Grange Road	And back by Squirrel's Heath Avenue
Round the Reed Pond Walk	

The position of Gidea Hall is shown on the Map.

As, however, many Visitors will be able to see only a part of the Exhibition at a time, or will be in search of the work of particular Architects or Builders, the Roads are arranged in the following Catalogue in alphabetical order, and the Houses and Cottages in numerical order under their respective Roads.

The Houses and Cottages are catalogued under their respective Roads, irrespective of whether they belong to Class I. or Class II.

The Name of every Road will be found marked up clearly at both ends of the Road.

The Number of every House and Cottage is marked on a board in front.

HOW TO FIND A PARTICULAR HOUSE OR COTTAGE

I.—BY ITS ROAD OR NUMBER

BALGORES LANE.—1003, 1006, 1008, 1012, 1015, 1016, 1017, 1024.

CROSSWAYS.—1027.

HEATH DRIVE.—19, 20, 21, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 57.

HEATON GRANGE ROAD.—348.

MEADWAY.—256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 268, 269, 270, 271, 272, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 286, 287, 288, 290, 291.

PARKWAY.—199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213.

REED POND WALK.—214, 215, 216, 217, 219, 220, 221, 222, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 248, 249, 251, 252, 253, 254, 255.

RISEBRIDGE ROAD.—294, 295, 296, 297, 298, 299, 300, 301, 304, 305, 309, 310, 312, 314, 316, 317, 319, 320, 321, 322, 324, 327, 332, 337.

SQUIRREL'S HEATH AVENUE.—Shopping Centre, 1046, 1047, 1048, 1089, 1090, 1091.

II.—BY ITS ARCHITECT'S NAME

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271	HIGNETT, 269	ROSS, 314
BENTLEY, 1012	HOBBS & GALE, 283	ROSSER, 222
BRIDSON, 233	HODGES, 319	SAMSON, 324
BRIGGS & ROSE, 238	HOFF & MAXWELL, 278	SAWDAY, 44
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III.—BY ITS BUILDER'S NAME

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Catalogue of Houses & Cottages

BALGORES LANE

BALGORES LANE.

Class II. No. 1003.

Architect:—T. GERARD DAVIDSON,

M.S.A.

Builders:—J. SMITH & SONS, LTD.

THE aim in arranging this house was to get more than one outlook from and sunlight into all the rooms, and, while keeping the detail simple, to allow the materials used to show in their natural decorative quality. Thus the joists over the ground floor are arranged as "beamed ceilings" to the rooms below, and add 6" more to their height. In the same way the tiled margin to the Kitchen greatly facilitates cleanliness while improving the appearance of this room. The windows are divided into lead lights to give scale to both the interior and exterior appearance. By these simple methods funds were available for the provision of excellent sanitary and other fittings, such as Bath, Lavatory, w.c., copper, dresser, flap table, sink, cupboards, grates, and range.

BALGORES LANE. Class II. No. 1006.

Architect :—G. BERKELEY WILLS, A.R.I.B.A.*Builders* :—Y. J. LOVELL & SONS.

THE following are the points aimed at in this design :

1. Good building and fittings throughout with minimum of up-keep in repairs and painting. Design depends on its proportion and materials, which are hand-made, sand-faced heather bricks, and hand-made, sand-faced red brick dressings and sand-faced tiles. No barge or soffit boards.

2. Compactness of plan. The working Scullery contains large sink, copper, gas cooker, and dresser with cupboards under.

3. The cottage has been designed for a middle-class tenant or as a golfer's cottage, and the frontage has been kept as narrow as possible to avoid a large ground rent.

BALGORES LANE. Class I. No. 1007.

Architect :—C. A. LEWIN.*Builders* :—A. LEWIN & SON.

THE House stands 35' back from road, with a grass forecourt 2' above the road.

All the rooms are well lighted, and the lowest point of ceilings in Bedrooms is 6' 10" above the floor.

There is an excellent supply of rain water, supplied by taps over copper and sink in Scullery.

Hot water is supplied to Bath, Lavatory, and Sink from Kitchen range.

The staircase is wide and simple for climbing and getting up bulky furniture.

The windows are all solid wood casements, with double-checked and weatherproof wood sashes, fitted with bars and wrought-iron fittings.

The external chimneys and base of house are faced in hand-made grey and brindled bricks in cement, the remainder of external brickwork is coated with two thicknesses of self-coloured cement, rough-cast, and the roof is covered with hard, burnt red roofing tiles.

BALGORES LANE.

Class I. No. 1008.

Architect :—HERBERT J. AXTEN.*Builder* :—J. D. HEY.

THIS House occupies a site with south-west aspect in Balgores Lane.

The facing bricks up to sill level and the chimney-stacks are of a purplish brown, the

remainder of the external walls being covered with cement, rough-cast.

The roofing tiles are of a mottled red colour. The long sloping roof and heavy-timbered porch form a quaint and attractive feature.

The plan includes a spacious Lounge Hall.

The Dining Room, with its open-timbered ceiling, has a cosy ingle nook, and the bay window of the Drawing Room is provided with a convenient seat.

The four Bedrooms, Bathroom, w.c., and Linen cupboard are conveniently arranged off the First Floor landing.

BALGORES LANE. Class I. No. 1012.

Architect :—A. F. C. BENTLEY.*Builders* :—H. BUTCHER & SONS.

THIS House is constructed with 11" hollow walls, lime whitened. The upper portions of the chimney-stacks, the dressings to the porch, and a few window sills are of dark red hand-made bricks. The jointing throughout has been pressed back from the face of the wall, which emphasises the divisions of the bricks by a deep shadow, thereby giving the walls a pleasing effect to the eye.

The front door is of oak, left from the tool.

The appearance of the house from the outside has a quiet, restful look about it, characteristic of many old Essex houses.

On the Ground Floor, covered with solid flooring of wood blocks and red tiles, are a large Hall, a Cloakroom, with lavatory basin, and good-size Dining and Sitting Rooms. The Kitchen is doubly shut off from the chief rooms by doors leading through the Pantry. The Scullery is conveniently fitted with wash-down sink, draining-boards, plate-rack, copper, a large larder, and a coal-cellar. The Servants' w.c. and Garden Tool Shed are under the same roof, just outside.

The Pantry is fitted with a wash-down wooden sink and china and glass cupboard, under the stairs being a

“store.” The stairs are two short, straight flights. On the First Floor are four comfortable Bedrooms, each having a cupboard; large Bathroom, with lavatory basin; and Linen closet.

The house has been designed to save labour in cleaning and upkeep, and also to ensure dryness and uniformity of temperature by introducing hollow walls, properly drained, and solid floors of wood block and tiles.

BALGORES LANE.

Class I. No. 1015.

Architect :—SPENCER MURCH, A.R.I.B.A.

Builder :—J. MILLS.

THE Architect's endeavour in the planning of this house has been to make the arrangements as complete and as convenient as possible.

The square Hall and Staircase form a distinct feature of the interior, and give a good effect on entering. A good deal of thought has been given to the Kitchen and

Offices, so as to carefully cut them off from the rest of the house without in any way interfering with a quick service to and from the Dining-Room and the front door.

The plan has been arranged to fit a piece of land with a moderate frontage without resorting to the usual method of putting the entrance door at the side.

The building is of brick, coated with cement rough cast. The casements are glazed with leaded lights, and the roof covered with red tiles.

BALGORES LANE.

Class I. No. 1016.

Architects :—K. D. YOUNG, F.R.I.B.A.,
and H. HALL, F.R.I.B.A.

Builders :—W. MOSS & SONS.

THIS House has an open entrance porch, with seat.

The Dining Room has a large square bay window, and the Drawing Room a bay looking on, and leading into, the garden.

Up to the level of the window sills on the Ground Floor the walls are built hollow, and faced with cherry red bricks.

Above this level the walls are covered with rough-cast, distempered cream.

The tiles are red-brown Brosely tiles; the windows are all leaded lights in wood casements.

BALGORES LANE.

Class I. No. 1017.

Architects :—K. D. YOUNG, F.R.I.B.A.,
and H. HALL, F.R.I.B.A.

Builders :—W. MOSS & SONS.

THIS House has an open wooden entrance porch with seat.

The Dining Room has a large curved bay window, and the Drawing Room a bay with seat, looking on, and leading into, the garden.

Up to the First Floor level the walls are built hollow, and faced with cherry red bricks.

Above the First Floor level the walls are covered with rough-cast, distempered cream.

The tiles are red-brown Brosely tiles; the windows are all leaded lights in wood casements.

cover. This arrangement makes for economy as well as architectural effect.

The building is faced with 2" bricks, and a feature is made of roofing tiles laid in horizontal and diagonal rows for effect, and the exterior has been designed with a view to reduce the necessity for outside painting to a minimum.

The interior fittings are simple, chosen for use and utility, and ample accommodation in the way of fitted cupboards is provided. The internal fireplaces are all built in brick without chimney-pieces.

BALGORES LANE.

Class I. No. 1024.

Architects :—J. D. MATHEWS, F.R.I.B.A.,
F.S.I., and H. MATHEWS, F.R.I.B.A.

Builders :—BULL & ESDAILE.

THE designers of this building have comprised the accommodation within a rectangle without any outbuildings. The house is planned so that all necessary offices are provided within four walls, including the Coal Store and Servants' w.c., as well as a Bicycle Store, and, with the exception of the latter, are all reached under

• GROUND FLOOR PLAN •

• FIRST FLOOR PLAN •

THE CROSSWAYS

Class II. No. 1027.

Architects :—MAY & PERRIN.

Builders :—MATTOCK & PARSONS.

THE House has been planned with a view to economy in administration as well as in construction.

All the fireplaces are grouped so as to form one

central stack and permit each Bedroom having a fireplace. The chief feature of the Ground Floor plan is the large Living Room.

Ample cupboard space has been provided both on the Ground and First Floors.

The materials externally are hand-made mottled red bricks for the plinth and chimneys, the walls generally being white-washed. The Roof is covered with hand-made, sand-faced tiles.

ELM WALK

For photographs of these houses, which are not for competition, see elsewhere in book.

HEATH DRIVE

No. 13 to 17 inclusive. For photographs of these houses, which are not for competition, see elsewhere in book.

HEATH DRIVE.

Nos. 19, 20 & 21 not for competition.

*Architects :—*JOHNSON & BODDY.

*Builders :—*Y. J. LOVELL & SON.

THESE Houses, immediately facing the famous Golf Links, and adjoining an Avenue leading to Gidea Hall, are built of brick. (No. 19 is illustrated in Sketch and in Plan.)

All external walls are built with cavities, the outer half being of dark red facing bricks. The roofs covered with sand-faced roofing tiles.

The windows are casements filled with lead-light glazing, with wide cames. The solid framing is of oak and the rest of the joinery of deal. The houses are planned as a group of three. The accommodation of each house consists of Drawing Room, Dining Room, Large Hall, Kitchen, Scullery, Larder, Pantry, Maids' w.c., and Coals on Ground Floor, the side houses having in addition a Lavatory from Hall. On the

First Floor the centre house has three large Bedrooms, Dressing Room, Bathroom, w.c., and on the Second Floor a Bedroom for maids. The outer houses contain on the First Floor four large Bedrooms, Dressing Room, Bathroom, and w.c. It will be noticed that the rooms are all well lighted, the doors to the rooms well placed both as regards comfort and the placing of beds, etc. There are no outbuildings, and the garden elevations have been considered with as much care as the front elevations

HEATH DRIVE.

Class I. No. 39.

*Architect :—*C. QUAIFFE MAY.

*Builders :—*W. F. BLAY, LTD.

THIS house is built of brick, rough-casted on the outside and lime-whited, the base above the ground line being tarred in imitation of the old Devonshire style. The Roof is covered with red sand-faced tiles. The windows are glazed throughout with leaded glass, and are fitted with iron casements.

GROUND FLOOR

FIRST FLOOR.

The Front Sitting Room has an open aspect, overlooking the Golf Links. The Back Sitting Room, which faces the Garden, opens into a Garden Porch or Verandah towards the south-west.

The Kitchen and offices are kept on the north-west side for coolness.

On the first floor, in addition to the four Bedrooms, there is a Bathroom, supplied with hot and cold water, and a hot linen cupboard. A box loft is provided in the roof.

All the fireplaces are fitted with patent "Heaped" fires.

HEATH DRIVE. Class I. No. 40.

Architects :—R. BENNETT, A.R.I.B.A. & WILSON BIDWELL. *Builders* :—JEFFS BROS.

SPECIAL FEATURES.—A large Living Room has been provided at the south corner, which gets the maximum amount of sunshine. A Dining Room is connected with it by folding doors, which enable both to be used as one large room if desired. The Hall has been made as small as possible, and square in shape; it also communicates with the Dining Room by folding doors, giving the alternative of a Dining Hall if required. The doors are kept together in the corners of rooms, so as to preserve the comfort of the fireside, and leave the greater part of the room free from passage way. A French window in the Living Room Bay gives access to the garden. The Kitchen has been put on the north-east

corner to get the morning sun, and not to overlook the garden, and, here also, the doors are in the corner. A private yard has been arranged away from the road and screened off from the garden. Four good, square Bedrooms are provided, with good positions for beds. All bedrooms have fireplaces. The Bathroom and w.c. are over the Scullery, and the Ground Floor w.c. for economy of drainage. The upstairs Landing is reduced to the minimum, so as to give all available space in bedrooms. Ample cupboard space has been provided.

GROUND PLAN

BEDROOM PLAN

HEATH DRIVE. No. 41.

Not for competition.

Architects :—BARRY PARKER & RAYMOND UNWIN, F.R.I.B.A.

Builders :—DOWSING & DAVIS.

IN a house of this type neither Kitchen nor Scullery can be large, so that there would seem to be considerable advantage in not making them quite separate rooms; but in arranging that during working hours such space as can be devoted to these apartments should be all in one, so that the work may be done more freely under

less cramped conditions; and that when the Kitchen is to be made comfortable for sitting in, that part of it which is to be devoted to the sink and back door and such other things as appertain to a Scullery, can be closed off. Again, some sort of porch to a back door has many advantages, and a separate place in which the copper can be, so that the steam from it may not enter the house; some little covered yard space is generally appreciated. The cost of providing all these separately is in an instance such as this prohibitive, so a suggestion is here made whereby some of their advantages may be secured within the sum to be spent. A most objectionable feature generally found in small houses is the little cramped entrance Lobby.

It is not possible, of course, to devote much space to a Hall unless such space be obtained by eliminating the second room for a chance caller to be shown into, or for quiet study, which is too great a sacrifice; so that the suggestion here made is that, by having a comparatively wide opening between the Study and the Lobby, the feeling of crampedness in the Lobby can be done away with, excepting at those times when the Study is required for use as a Study. Callers may be received and interviewed in this Hall, and need not be taken further.

HEATH DRIVE.

No. 42. Not for competition.

Architect:—E. TURNER POWELL,

F.R.I.B.A.

Builders:—F. RIDER & SON.

THIS small House has been erected at the corner of Heath Drive and Meadway.

Externally, for a height of 1' 6" above the ground, the brickwork is coated with tar, above which the walls are designed a buff tint, the wide joints of the brickwork showing through.

The gable walls are finished with plaster work of a character in accordance with the tradition of the County.

The door frames and windows are in Cypress wood, left unpainted.

The roof is covered with "Pantiles" and finished with a black ridge.

Chimney stacks are built of brindled bricks, finished at top with black pots.

Two Sitting-Rooms are provided—one in front overlooking the Golf Links, and one to the south-west, with door leading on to a large Shelter, and thence to the Garden.

The Staircase leads out of a square and well-lighted Hall.

Kitchen and domestic offices are arranged so as not to overlook the garden.

Four Bedrooms are provided on the First Floor, each having a hanging cupboard.

Bathroom, w.c., and Linen are cut off from the main corridor by a lighted lobby.

ROMFORD GARDEN SUBURB
HOUSE AT THE CORNER OF
HEATH DRIVE AND MEADWAY

HEATH DRIVE. Class I. No. 43.

Architect :—W. CURTIS GREEN, F.R.I.B.A. *Builders* :—FALKNER & SON.

PLANNED in the simplest possible manner—that is to say, within four walls without outbuildings. The materials used are hand-made bricks of a mixed colour laid with a cavity, rough-cast above the Ground Floor. The Roofs are covered with hand-made, sand-faced tiles, and the internal joinery is bass wood oiled. The Walls are distempered.

HEATH DRIVE.

Class. I. No. 44.

Architects :—A. E. SAWDAY, F.R.I.B.A., and
T. T. SAWDAY, A.R.I.B.A.

Builders :—Y. J. LOVELL & SONS.

THIS house has been planned so that the Living Room may obtain a maximum amount of sunshine and a view of the Garden.

A small window has been inserted in the north-east wall of Drawing-Room overlooking the Golf Course.

All four Bedrooms have been arranged on the First Floor in order to add to the comfort and convenient working of a house of this size.

• Ground Floor Plan •

The base of the building is constructed with a hollow brick wall, faced externally with Staffordshire brindled bricks, the walls above being rendered with cement. The chimney stacks are also finished in brindled bricks. The roof is covered with red sand-faced tiles. The external woodwork is stained green, and the rendering coloured light green.

• First Floor Plan •

HEATH DRIVE. Nos. 45, 46, 47 & 48. Not for competition.

Architect :—RONALD P. JONES, M.A., LIC.R.I.B.A.

Builder :—J. A. HUNT.

THIS group of houses has been designed as a whole, in order to produce the effect of a symmetrical composition, with centre and wings, the two central houses being set slightly forward.

The general design is an attempt to give practical expression to the theories of the "suburb house" advanced by Professor Reilly in his address to the Town Planning Conference on the "Immediate Future."

Brindled bricks have been used for the facings throughout, with a darker shade

of brick for angle quoins, etc. The roofs are covered with grey-green slates, and the main cornice and porch pediments are painted white and the rest of the woodwork green.

The effect obtained is quiet and pleasing, and recalls pleasant memories of the smaller Georgian houses, of which many fine specimens exist in Essex. The houses command a fine view over the Golf Course and Park.

HEATH DRIVE. Class I. No. 49.

Architect :—WILLIAM STEWART,

F.R.I.B.A.

Builders :—PARTRIDGE BROS.

ALTHOUGH artistic effect has been aimed at, the accommodation is based on the arrangements usually required by suburban tenants, and the house is in no way a building for exhibition purposes only, but a suitable home for a medium-sized household, planned to ensure comfort and the minimum of domestic labour.

The Reception Rooms and Bedrooms are of good size; the Bathroom has a hot linen closet; the Kitchen is screened from the Hall, and has a lobby, out of which a large cupboard opens, suitable for beer, wines, and china; there is also an enclosed china cupboard and larder. The Scullery opens direct out of the Kitchen, and is fitted up with a sink and draining boards, the floor being tiled. The hatchway between Scullery and Hall is for the convenience of service from the Dining Room to the Scullery without traversing the Kitchen.

HEATH DRIVE. Class I. No. 57.

Architects :—G. L. PEPLER, F.S.I.,
& E. J. ALLEN, A.R.I.B.A.

Builders :—GRACE & MARSH.

THE House is built of brick with purple-grey brick plinth and chimney stacks, pointed in cement, with the rest of walls in smooth cement rough-cast. Roof in sand-face red tiles.

The accommodation includes—on the First Floor: Four Bedrooms (two with large cupboards), Bathroom, with porcelain enamelled bath, lavatory basin, and airing cupboard; and on the Ground Floor: Living-Room (20' 6" by

• FIRST FLOOR •

12', exclusive of bay), fitted with special built-up fireplace and glazed china cupboard, Parlour, with ingle fireplace and door to Garden.

Heights of rooms are such that the house could be reproduced anywhere in the Kingdom. Ground Floor, 8' 6" clear; First Floor, 9' for most of floor space, and in no case sloping to less height than 6'.

Staircase well lighted and with clear head room.

Woodwork inside and out treated with "Jodelite."

Walls inside distempered with "Wallene," supplied by the Indestructible Paint Co., Ltd., King's House, King Street, London, E.C.

Larder with north aspect.

Tiled sills to all windows.

Specially designed fireplaces.

Tongued and grooved "yellow" flooring.

Picture rail to all rooms.

Cement pointing and foundations.

Only first-class materials used in construction.

Casements hung on special hinges to make it possible to clean all panes from the inside of the house.

HEATON GRANGE ROAD.

HEATON GRANGE ROAD.

Class I. No. 348.

Architect :—STANLEY P. SCHOOLING.

Builders :—DOWSING & DAVIS.

THE planning of this house has been carefully considered with a view to the comfort of the occupier and to economise in domestic service.

The largest Reception Room is of generous dimensions for the price limit imposed, and has views over both the back and front Gardens.

The Kitchen, which is large and well-lighted, is within easy reach of, and yet well shut away from, the Living Rooms and front door.

There is a separate Tradesmen's entrance, and throughout the house, landing and corridor, space has been reduced to a minimum, thus economising house-work. Ample cupboard accommodation has been provided.

Externally the materials are bricks covered with cement rough-cast and distempered cream colour, red brick chimney stacks and a tarred plinth.

The house is wired for Electric Light, and Gas is also laid on throughout.

MEADWAY

MEADWAY. Class II. No. 256.

Architects :—FAIR & MYER, A.R.I.B.A.

Builders :—JONES & ANDREWS.

IN this house there is a Sitting Hall 20' long, and arranged so that part of it can be curtained or screened off.

The Living Room is 17' long, and has large cupboards, with good Scullery, Larder, etc., the back door being so placed that the tradesmen do not go round into the back garden.

The Bedrooms are all large, and the Bathroom and w.c. are kept separate.

The fireplaces have been made a special feature of design, and are not the ordinary shop-made patterns.

For the outside treatment, brindled purple stocks, with red arches, etc., have been used.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

MEADWAY. Class II. No. 257.

Architects :—GRIPPER & STEVENSON.

Builder :—A. HARRIS.

THIS is essentially a house for a north aspect, the four principal rooms all facing south. Advantage has been

taken of this to place the Bathroom downstairs, giving room for a small extra room over the entrance, and good space for

the linen and boxes. Externally, the low slope of the roof in front assists in the effectiveness of the treatment of the entrance. The whole is built in red bricks with red tiled roof and simple joinery.

MEADWAY. Class II. No. 258.

Architects :—JOHNSON & BODDY.

Builders :—Y. J. LOVELL & SON.

ON the ground floor are Sitting Room (13' 6" by 12'), Kitchen (14' 6" by 10'), with large bay, Scullery, Larder, Coals, and w.c. Although a range has been fixed in the Kitchen, a recess has been built in Scullery with flue to allow of a small range or gas stove being used for cooking in the summer.

The Hall is of good size, and the staircase from same is well lighted.

On the first floor are three Bedrooms (13' 6" by 12', 14' 6" by 10', 9' by 8'), Bathroom, linen cupboard, and large store cupboard on landing. The Bathroom is so planned that only a very short run of piping is required to supply hot water from Kitchen boiler. The same applies to Scullery sink.

The house is built of bricks covered with cement rough-cast, tinted cream, the Roof covered with Albion sand-faced red roofing tiles. The windows are casements, filled with lead lights in clear sheet with wide cames. The whole of the woodwork externally is treated with "Solignum," the internal work being painted.

MEADWAY. Class II. No. 259.

Architect :—T. GORDON JACKSON.

Builder :—W. HUNNABLE.

THIS Cottage is designed with a view of allowing the Kitchen to be used as a second Sitting Room by placing the cooking range in the Scullery.

Access to the first floor, which comprises Bathroom, w.c., Cupboards, and three Bedrooms, is obtained off a small lobby with Entrance to the Garden adjoining.

The Front Sitting Room is the general house room, with a large bay window, and is entered directly off the Entrance Lobby and Porch.

Larder, coals, and ample cupboard accommodation are provided.

MEADWAY.

Class II. No. 260.

Architect :—NORMAN JEWSON, B.A.*Builders* :—G. E. HOUGH & Co.

THIS Cottage is built of brick, rough-cast, the Roof covered with hand-made tiles.

The Ground Floor accommodation consists of Living Kitchen, Parlour, Entrance Hall, Scullery, Larder, and Coals.

On the First Floor are three Bedrooms, Bath (hot and cold), w.c., and hot linen.

The Living Kitchen, Parlour, and two principal Bedrooms have windows to the south-east.

MEADWAY. Class II. Nos. 261 and 262.

Architects :—BUCKLAND & FARMER. *Builders* :—W. MOSS & SONS.

THESE Houses are designed with a large Scullery, which might serve as a Kitchen if a maid is kept, in which case a door could be formed leading direct into the Hall, and the communicating door

between Scullery and Living Room kept for service only. In order that an adequate supply of hot water may always be available, it is intended to arrange for a back boiler in both the Living Room

and the Scullery, each connected up with the circulating system, so that a fire in either room will ensure a hot-water supply. The Living Rooms are arranged with a view to comfort and freedom from draughts.

MEADWAY. Class II. No. 263.

Architect :—PHILIP TILDEN. *Builder* :—W. HUNNABLE.

THIS Cottage depends to a great extent upon "aspect." The Living Room (21' long), facing south and west, looking out upon the Garden, affords more seclusion than the orthodox arrangement

in which the principal rooms are kept to the front of the house. The Working Scullery has an extra flue for a portable Stove, so that on occasion cooking could be done here.

Upstairs, besides the three Bedrooms, Bathroom, and w.c., there is ample Linen and Boxroom accommodation. The flues gather together in the centre of the roof, and help to warm the whole house.

MEADWAY. Class II. No. 264.

Architect :—C. H. ROSE, A.R.I.B.A.

Builders :—G. E. HOUGH & Co.

THE external walls are finished with white rough-cast, the plinth and chimney stacks being of brindled brick. The Roof is covered with dark brown tiles.

The internal joinery throughout is stained, and the joists are exposed in the ceiling of the Living Room.

The principal room of this Cottage is the large Living Room, running right through from north to south, and lighted at each end. It is fitted with a cooking range, dresser, cupboard, and window seat, and communicates directly with a good Scullery.

Coals can be fetched without going out of doors.

There are three good Bedrooms and a well-lighted Staircase. The Bathroom and Linen Cupboard are both of good size, and planned so as to be immediately over the Kitchen range, Scullery, w.c., etc., thus keeping the run of all water pipes as short as possible, and ensuring an immediate supply of hot water at all hot taps.

All drainage is outside the house.

MEADWAY. Class II. No. 265.

Architect :—A. P. STARKEY.

Builders :—W. MAXEY & SON.

THE general arrangement on the Ground Floor is intended to give as much Living Room space as possible—with this idea in view, the whole of the working part of the house has been concentrated in the Scullery. The Living Room has ingle fireplace, with seat at one end, whilst a recess affords room for a specially designed dresser in elm. Folding doors are placed between the Living Room and Parlour, enabling them to be turned into one room. On the First Floor as much cupboard space as possible has been arranged for. A Boxroom provides space for stuff otherwise taking up room in the bedrooms.

Special features in Bedrooms 1 and 2 are the washstand fixtures. The linen cupboard—with hot-water cylinder therein—is conveniently arranged with access from the landing. With a

view to economy, the staircase leads out of the Living Room, the Larder being partly arranged under same. The ceilings of Larder and Coals, etc., not requiring to be so high as the other rooms, the Bath-

room and w.c. on First Floor have been arranged to come over same, enabling one to land at the lower level from the staircase, and also concentrating the drainage. Old tiles have been used with good effect for the roof, and oak and elm have been used for the floors and doors, etc., as far as the price would allow.

MEADWAY. Class II. No. 266.

Architect :—ARTHUR H. MOORE, A.R.I.B.A. *Builder* :—J. BUTTERFIELD.

THIS Cottage is planned for economy in domestic service. The Living Room forms a centre, around which is placed the Larder, Store, and combined Kitchen and Scullery, with Range, Copper, Broom Cupboard, Pot Shelf, Sink, and enclosure. Within the Living Room is a fitted dresser, the greater part enclosed, a box seat and cupboards and shelves for books, etc., in the fireplace fitting.

On the First Floor are three Bedrooms, Bathroom, and Cupboards.

GROUND FLOOR.

FIRST FLOOR.

The exterior is designed in a simple cottage style, with rough-cast walls, tiled roof, and brick chimneys.

MEADWAY. Class II. No. 268.

Architect :—H. T. B. SPENCER,

A.R.I.B.A.

Builders :—W. MOSS & SONS.

THIS Cottage is built of brick covered with cement stucco, finished with a "muffled" front, and distempered pale raw amber. The chimney stacks and other exposed brickwork are faced with mixed brindled and dark red sand-faced bricks, with mortar joints simply flushed off. The roof is covered with red sand-faced tiles, with antique pattern ridge.

The woodwork generally is in selected deal, finished with two coats of brown "Solignum," both externally and internally, except the Bathroom, Scullery, etc., which, with the outside door frames, are painted white.

MEADWAY. Class II. No. 269.

Architect :—CECIL H. HIGNETT.

Builder :—H. HURST.

THE conditions of this competition suggested the possibility of dispensing with the servant problem, and much consideration has been given to the saving of labour throughout, so that a resident-maid should not be essential, the special points being : that the Kitchen shall be a convenient working room, and, when required, a pleasant Sitting Room ; the Dining Recess is convenient for both the setting and clearing away of meals, allowing the Living Room to be always private and ready for use at any

hour of the day; the Scullery, quite separate from the Kitchen, yet quite near to it, is compactly fitted with a dresser and plate-rack, a sink with large draining board, a gas cooker, and many shelves. In the Kitchen, handy for the range, a sink, with taps over, is fitted, which can be closed from view when work is ended.

A range with an open fire has been chosen as being more cheerful for a Living Kitchen.

The larder has been placed on the coolest side of the house, and coals are accessible without going out of doors.

All rooms have been planned to obtain the maximum of sunshine and privacy the plot would permit.

MEADWAY. Class II. No. 270.

Architect :—A. L. FAVELL. *Builders* :—PARKIN, BAILEY & COATES.

THE Cottage faces the north-west, and was planned accordingly. As regards construction and treatment, the outer walls are 9" brick, coated above the plinth with smooth cement stucco, and coloured cream, the exposed brickwork—plinth and chimney-stacks—being built of brindle brick. Broseley tiles are used for the Roof, with half-round ridges. The floor timbers above portico are wrought and partly exposed, and the floor is 2" brick on edge, laid herring-bone fashion. The windows are all casements, sashes painted white and frames green.

PLAN OF GROUND FLOOR

PLAN OF FIRST FLOOR

The Entrance Hall is roomy and well lighted, and the Staircase is made an attractive feature. The Dining Room and Kitchen face the south, and the Larder the north-east. Upstairs three Bedrooms, two facing south, separate w.c., Bathroom, and hot linen closet are provided; also a good Box and Store Room is obtained in roof over the entrance.

A. L. FAVELL.

MEADWAY. Class II. No. 271.

Architects:—R. BENNETT, A.R.I.B.A., & WILSON BIDWELL. *Builders*:—JEFFS BROS.

SPECIAL FEATURES.—Compact plan. The Rooms are grouped round a small square Hall. Large Living Room facing south-east, cosy fire shielded from draughts. Comfortable Kitchen, with doors at one side. Porch large enough to take bicycles. Coal-place in back porch under cover. North

GROUND PLAN

BEDROOM PLAN

Larder. Well-lighted staircase. Fireplaces back to back on internal wall, so as to have only one chimney-stack. Three good Bedrooms, with convenient places for beds. Ample cupboard space.

MEADWAY. Class II. No. 272.

Architect:—C. M. CRICKMER, LIC.R.I.B.A.

Builders:—MATTOCK & PARSONS.

THIS House has two large Sitting Rooms and three good Bedrooms, Bathroom, etc., with a simple exterior, and so planned that it can be built in pairs if required.

The drainage and plumbing are economically arranged.

MEADWAY. Class II. No. 273.

Architect:—C. M. CRICKMER, LIC.R.I.B.A.

Builder:—H. HURST.

THIS House has one large Sitting Room, Kitchen, Scullery, Square Hall, and a covered space, which is very useful in a small house, and acts as a lobby to the side door and coals.

On the first floor are three Bedrooms, Bathroom, Linen, etc.

The drainage and plumbing work are near the front to reduce cost, and the second entrance at the side leaves the garden free at the back. The aspect and views are carefully considered.

This house can be built in pairs if required.

GROUND PLAN

FIRST FLOOR PLAN

MEADWAY. Class II. No. 274.

Architect :—W. CURTIS GREEN, F.R.I.B.A. *Builders* :—FALKNER & SON.

PLANNED in the simplest possible manner—that is to say, within four walls without outbuildings. The materials used are hand-made bricks of a mixed colour, laid with a cavity, roughcast

above the Ground Floor. The Roofs are covered with hand-made, sand-faced tiles, and the internal joinery is bass wood oiled. The Walls are distempered.

MEADWAY. Class II. No. 275.

Architects :—HAROLD KENNARD & COX.
Builders :—HAMMOND & MYLES.

THE primary object the architects had in view in the planning and design of this house was to give as great an amount of accommodation as possible for the proposed outlay, consistently with thoroughly good workmanship and materials.

The entrance is from a good-sized Porch to a well-lighted Hall, with Staircase and hat and coat cupboard, and off this latter there is a Parlour of good dimensions (17' by 12'),

with bay window and large ingle-nook. This room has been panelled out and treated generally in an artistic manner. There is a good-sized Living Kitchen, with bay window, and opening out of same a Scullery fitted with sink and gas stove, and separate entrance. Leading out of Scullery there is a large coal store, larder, and linen cupboard.

It has been found by experience to be more convenient in a house of this character to have the Bathroom and w.c. on the ground floor, thus giving greater size to the Bedrooms. This idea has

GROUND FLOOR PLAN

FIRST FLOOR PLAN

been carried out in this house, and the Bathroom and w.c. open off the Hall, but are disconnected from the same by a Lobby. This arrangement has enabled the architects to provide three really good Bedrooms on the first floor.

The fittings and finishings throughout are of a substantial character.

In the treatment of the elevations a pleasant yet simple effect has been aimed at.

Externally, the walls are covered with cream-coloured cement, rough-cast, and brindled hand-made sand-faced tiles are used for the roof.

MEADWAY. Class II. No. 277.

Architects :—BURGESS & MYERS.

Builders :—W. MOSS & SONS.

THIS House, finished in cement rough-cast, contains the conventional accommodation on the Ground Floor of Entrance Hall, two Sitting Rooms, Kitchen, etc., and is designed to give such accommodation with no waste space. The Entrance Hall and Staircase is 7' wide, and the Living Room has a floor area of 170 square feet. There is a roomy Larder opening out of the Scullery.

On the First Floor all the internal partitions run straight up from those below, and are built of brick.

MEADWAY. Class II. No. 276.

Architects :—G. H. BARROWCLIFF, A.M.I.C.E., & E. T. ALLCOCK, A.R.I.B.A.

Builders :—W. MOSS & SONS.

THIS Cottage is designed to reduce domestic service to a minimum, whilst maintaining a high standard of comfort.

The Living Room is 18' long, and has an angle, with a combined open register and range, which is an efficient cooker, but has not the unsightly appearance of the ordinary stove. In the Scullery are a gas stove for summer cooking and a copper. Upstairs each of the Bedrooms has a fireplace, and there is a separate Bathroom and a w.c.

Ample cupboards and storage room are provided on each floor.

A seat in a covered verandah adjoining the front lobby has a pleasant south-east aspect.

The area of the three Bedrooms is similar to that of the Living Room, Sitting Room, and Kitchen respectively. Each Bedroom is provided with a cupboard, the large room having two. There is a Linen Cupboard on the Landing, in which a hot-water cylinder is fitted for airing purposes. The Bath and w.c. are placed over the Scullery so that the noise occasioned by their use does not disturb the remainder of the house, and the whole of the plumbing and drainage work is compact, and therefore inexpensive.

MEADWAY. Class II. No. 278.

Architects :—VAN 'T HOFF & MAXWELL.

Builders :—Y. J. LOVELL & SON.

RED sand-faced bricks have been used for the building. The external walls are hollow, the front gable tile hung.

A central chimney stack rises from the intersection of the Roofs.

Space is provided in the Lobby for a bicycle, and also accommodation for hats and coats.

On the Ground Floor are Living Room, Sitting Room, and Kitchen. In the latter the range has a left-hand light, and space is provided for a Copper.

The First Floor has three Bedrooms, the necessary stores and cupboard accommodation; also a Bathroom, with linen cupboard adjoining.

GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

MEADWAY. Class II. No. 279.

Architect :—T. TYRWHITT, A.R.I.B.A.

Builder :—W. HUNNABLE.

THE outside walls of stock brickwork are built with a 2" hollow space for the sake of keeping them dry and warm. They are finished outside with limewhite, except the lower portion, which is tarred up to a height of 2' 6" above the ground. Inside the walls are plastered. The windows are formed with wood frames and mullions, into which are fitted metal casements and leaded glass. The plan has been arranged with a view to economy of work in management and to obtain rooms of good dimensions without a sacrifice

of quality in materials or workmanship, and a further point has been to obtain sunshine in all the Living Rooms. The joinery is of a simple description, and in some positions advantage has been taken of the decorative quality possessed by ordinary deal, when carefully chosen, by simply staining it. In the exposed position at the angle of the Porch a post and beam of oak have been employed. The Roof is covered with boards and felt and hand-made tiles.

MEADWAY. Class II. No. 280.

Architect :—REGINALD T. LONGDEN.

Builders :—W. MOSS & SONS.

AN effort has been made to depart in some degree from the usual type, and to give

Chamber Plan.

Ground Plan.

accommodation which shall meet the requirements of a household where domestic servants are not of necessity employed.

The Sitting Room, therefore, while being quite detached from Kitchen by a good hallway, has

the added advantage of a seated recess wherein a meal may be taken or study pursued without creating the otherwise inevitable disturbance of the Sitting Room.

This recess is served by a sliding hatch, and the service through Hall avoided.

Ample china stores, etc., are provided, and the general convenience for a limited family is equal to that of a much larger house.

The materials used are varied in colour, and the cottage is given a degree of importance by its bay, porch, and timbered gable of traditional type.

The interior is characteristic of a fine period of English cottage architecture, with its open rafter ceilings, broad fireplaces of bricks and tiles, leaded glazing, and texture in all materials used.

MEADWAY. Class II. No. 281.

Architect :—C. A. LEWIN. *Builders* :—A. LEWIN & SON.

THE external walls to chimneys and plinth (18" high) are faced with fire flashed, hand-made, red sand stocks, weather-pointed in light cement. The remaining external brickwork is covered with self-coloured cement, rough-cast in two thicknesses.

The chimney-pots are white fireclay.

The Roofs are covered with brindled sand-faced, hand-made Staffordshire tiles and hog-back ridge tiles.

The windows are all solid wood casements, with double-checked and weatherproof wood sashes filled with bars and wrought-iron fittings.

The walls to the Bedrooms are high, being 7' at the springing.

The whole of the joinery is made of thoroughly seasoned timber.

The rain water is caught in an elevated galvanised cistern, giving an immediate supply by means of taps over the copper and sink in Scullery.

The hot water is obtained by a first-class and simply-arranged geyser, which has its advantage over the hot water system in the early morning and summer time.

By the entire absence of passages, every space is utilised.

The internal decorations are sombre, mostly brown; the external painting to woodwork is entirely white, and the spouting black.

The door and window furniture is entirely of wrought-iron and Berlin blacked.

MEADWAY. Class II. No. 282.

Architect :—ERNEST WILLMOTT, F.R.I.B.A.

Builders :—W. MOSS & SONS.

IN this design the point to which first importance has been attached is that in each case there should be at least one good-sized Sitting Room and one good-sized Bedroom.

The Living Room is arranged to be independent of cooking appliances. The mistress's labour is reduced to a minimum by reliance upon a gas stove in the kitchen. This is necessarily a small room, but is sufficient for its purpose—viz., cooking and washing only.

A boiler behind the Living Room grate provides the hot-water supply when this fire is in use. An alternative supply is available from a gas heater in the Kitchen.

MEADWAY. Class II. No. 283.

Architects :—HOBBS & GALE.

Builders :—ADAMSON & SON.

THIS Cottage was designed in a manner consistent with the traditions of cottage work in Romford and the surrounding districts.

On the Ground Floor there is a Sitting Room, Living Room, Scullery, and offices; and on the First Floor there are three Bedrooms, Bathroom,

and w.c. The external walls are 9" brick rough-casted, with a tarred brick plinth, and the Mansard roof is of dark red, hand-made, sand-faced plain tiles. All external woodwork and ironwork to be painted dark green. Internal woodwork to be finished cream, and the walls cream distempered.

MEADWAY. Class II. No. 284.

Architect :—HASTWELL GRAYSON, M.A.

Builders :—Y. J. LOVELL & SONS.

A COTTAGE with Mansard roof, faced with Sankey's brindled red bricks. 11" walls to the gables and 9" to the side. The roof tiles are second quality "D.B."

The Entrance Hall is large enough to hold a perambulator and a bicycle, and a loggia is formed under the staircase landing facing the garden.

MEADWAY. Class II. No. 286.

Architect :—LIONEL F. CRANE.

Builder :—W. HUNNABLE.

PLAN.—The plan provides for Parlour with bay window, Living Room with cooking range, Scullery, w.c., Larder, and Coals on the Ground Floor, and on the First Floor three Bedrooms, Linen Cupboard, and Bathroom.

GROUND PLAN

BEDROOM PLAN

The walls are built hollow, with a 1½" cavity, and are faced with grey, mottled bricks. The windows have tile arches over them, set in cement. The Roof is covered with dark brown hand-made, sand-faced tiles. The floors of Parlour and Living Room are laid with 1½" wood block flooring on 6" cement concrete.

It has been thought advisable to keep the Bathroom and w.c. off the half-landing; the latter thus serving both floors better.

MEADWAY. Class II. No. 287.

Architects :—JONES, PHILLIPS & WHITBY.

Builder :—H. HURST.

THIS Cottage has been planned around one large Living Kitchen, with a fair-sized working Scullery opening out of it. On the First Floor are three good Bedrooms.

GROUND PLAN

FIRST FLOOR PLAN

Externally, the treatment is brick and tile. Patterns in tiles have been introduced into the walling in a panel over the front entrance, and in the fitting up of the pug-holes, air-vents, etc. The Chimneys have been kept fairly simple and massive, and form a feature in the house.

MEADWAY. Class II. No. 288.

Architect :—PERCY B. HOUFTON.

Builders :—W. MOSS & SONS.

THE feature of this cottage is "open-planning," which prevents one wing from darkening another, and obtains ample light and air for all rooms. The Parlour and the two principal Bedrooms are cross-lighted and ventilated, and with the exception of the larder the house will be sunny and bright.

GROUND PLAN.

There are fitted cupboards, wardrobes, hot cupboard, dresser, and ample shelving, and a fireplace recess in the Scullery arranged for a gas-cooker for summer use. The offices are part of the ground plan, and thus add to the Bedroom space above.

The brickwork is partly 14" and partly 11" cavity walling, with red sand-faced bricks banded with grey bricks.

The roof is felted and covered with dark hand-made tiles

MEADWAY. Class II. No. 290.

Architects :—BURGESS & MYERS.

Builders :—W. MOSS & SONS.

BUILT in mottled bricks, with sand-faced red tiles for the Roof. The external woodwork is painted cream.

There are two good Sitting Rooms and Kitchen-Scullery on Ground Floor.

The Living Room has a large recessed fireplace, with fireside seat, and a wide bay window, also provided with a comfortable seat.

The Coal place is accessible without going out of doors.

A Hot-Air Cupboard opens from Staircase.

On the First Floor are three good Bedrooms, all with fireplaces and roomy cupboards, and a Bathroom and w.c.

MEADWAY. Class II. No. 291.

Architect :—HERBERT A. WELCH,

A.R.I.B.A.

Builders :—W. MOSS & SONS.

from the doomed "Sunday Parlour," about which we have heard so much. The Scullery is of useful size, and thought has been given to the domestic arrangements generally, all of which have been planned so that they are under cover and close at hand, and a cycle store has been provided to satisfy the need in this direction. On the first floor three Bedrooms are provided, all of useful size with separate Bathroom and w.c., as well as ample cupboard accommodation.

The materials are 11" stock brick cavity walls twice lime-whited, with tarred plinth, 2" red sand-faced bricks to chimney stacks at flank, and 3" reds elsewhere. Roof of hand-made, sand-faced red tiles, and all joinery in deal painted white. Plaster in three-coat sirapite.

PARKWAY.

PARKWAY. Class I. No. 199.

Architect :—REGINALD T. LONGDEN.

Builders :—W. MOSS & SONS.

THIS House is situated at the angle of Parkway, and overlooks in a southerly direction the Fish Ponds and the Gardens of Gidea Hall. An effort has been made to design a house which, as far as possible for the sum allowed, shall conform to the prevailing demand for a Georgian type.

Colour and texture of material are the keynotes of the treatment, and its white woodwork, the broad masses of colour surface, give to it a character and dignity not usual in a small house.

The accommodation is planned on lines which make for comfort of management, and comprise two roomy Sitting Rooms and Hall, Kitchen offices convenient to but adequately detached from latter, four Bedrooms, w.c., and Bath and Box Rooms, with the stairs so planned that ample light is thrown to every portion of passages.

The materials used are sand-faced, hand-made bricks and tiles of varied colour, white gables, and woodwork throughout.

The interior is simply treated, but the value of defined lines and well-designed fittings have been recognised as of paramount importance. The treatment throughout is white, and forms a background unequalled for furnishing effect and an air of spaciousness.

PARKWAY. Class I. No. 200.

Architect :—THEODORE GREGG. *Builders* :—W. MOSS & SONS.

THIS House is built of 11" hollow brick walls, faced with a special preparation of distemper. The plinth and chimneys are

built in sand-faced red bricks, and the roof covered with dark red sand-faced tiles, the external woodwork being painted white.

The accommodation on the ground floor comprises a Hall, a very large Drawing Room, with

a large ingle at one end, a Dining Room leading on to a Verandah, a spacious Kitchen-Scullery, and usual offices. This floor is so planned that servants can attend on the Dining Room without crossing the Hall.

The staircase is contained in a square Hall, and lands conveniently on the first floor, giving access to all four Bedrooms, Bath, and w.c., without any space being wasted in passages, etc.

PARKWAY. Class I. No. 201.

Architects:—FORBES & TATE. Builders:—KING & SONS.

THIS House is designed with the primary object of saving dilapidations and up-keep.

To this end all woodwork has been minimised as far as possible.

The windows have been built with brick mullions and steel casements in steel frames. The internal sills in red sand-faced tiles.

Dutch brick fireplaces with oven tile mantelpieces have all been substituted for wood. Solid deal door frames have been substituted for door linings and architraves.

The front door is in oak.

The only portion of the exterior that requires painting is the back door.

All internal partitions have been formed in brickwork or in patent fire-resisting, sound-proof partitions.

The floors are in deal, except vestibule and servants' quarters, which are all in quarry tiles, wax polished. Tiles are used behind all sinks and lavatory basins, Bath and Kitchen range.

The Living Room is entered from the vestibule, and is treated very simply with oak beams and a Dutch brick fireplace.

Adjoining this, and separated by a curtained recess, is the Dining Room, similarly treated.

Both rooms can be entered from the vestibule independently of each other, and the service between Dining Room and Kitchen can be carried on without coming through the house.

The Kitchen has a through draught, with a window placed to particularly light the Kitchen stove, which is of French make and fitted with a high-pressure boiler, the advantage being economy of fuel. The stove heats up quickly, and this type is found easier and cleaner to work than the typical Kitchen range.

The Scullery is separated from the Kitchen by a wide opening, as in this type of house it is found more convenient to use them as one room.

The offices are all connected up to the Scullery by a corridor to the back door.

The four Bedrooms on the first floor all enter off a corridor. All these rooms have each a large cup-

board, which does away with the necessity of wardrobes and gives more space in the rooms. There is also a hot linen cupboard on the first floor corridor for storage of linen and blankets.

Bath and separate w.c. are as much out of the way as possible.

As to materials, all the walls internally are treated with paperhanger's canvas and distemper, no plaster being used except to ceilings.

This method is found to be cheap, more durable, and the house can be occupied within a few days of its completion, besides giving a pleasing effect.

The woodwork to doors and frames is grey stained and flat varnished.

The design meets the requirements of a modern house, a large Living Room, easy working, and no dilapidations.

PARKWAY. Class I. No. 202.

Architects :—FAIR & MYER, A.R.I.B.A.

Builders :—JONES & ANDREWS.

THE special feature in this House is a large Living Room, 24' long, with beamed ceiling and ingle nook.

The Dining Room is a comfortable size, and the Kitchen and Offices are very complete, being so arranged that the tradesmen do not have to go into the back garden to get to the back door.

“FIRST FLOOR PLAN”

In designing the Bedrooms, special care has been taken in planning the position of doors and windows, so that the beds and furniture can be properly arranged, as shown on the plan.

All the fireplaces have hearth fires, and have been specially designed.

“GROUND PLAN”

Externally, the walls are faced with brindled purple stocks, and the roofs are boarded and covered with red hand-made tiles.

All the outside walls are built with a non-conducting interior air space, to insure warmth and dryness.

PARKWAY. Class I. No. 203.

Architects :—D. BAMFORD, A.R.I.B.A., & AITKEN. *Builders* :—JONES & ANDREWS.

THE architects have endeavoured to provide a comfortable house, simply planned and well lighted. Compactness has been obtained by the elimination of all waste space, and in no instance has comfort been sacrificed to appearance. The relations of the rooms one to another, and their particular uses, have been carefully considered. The Kitchen, with its accompanying offices, is secluded from the

Living Apartments, but conveniently placed for service to them. The Bathroom adjoins the principal Bedrooms. The staircase has been made a special feature; it is placed in a bay, and divided from the Hall by an open screen, and the stairs go up free of any turnsteps or winders; ample light is given to the Landing by transomed windows lending themselves to sympathetic treatment in the matter of curtains.

The external elevations have been designed with a view to obtaining in a modern house that sense of repose which distinguishes the buildings of a century ago.

PARKWAY.

Class I. No. 204.

Architects :—S. WARWICK, A.R.I.B.A., & H. A. HALL, A.R.I.B.A.

Builders :—JAS. SMITH & SONS, LTD.

EXTERNALLY the House is treated on simple cottage lines, the interest of the design depending on a sense of good proportion on the pleasant grouping of the component parts. The quiet colour scheme of red hand-made tiles, red chimney stacks, white lime-washed walls, and green shutters harmonise with the simple character of the design. A large Porch, formed by sweeping down the main Roof, helps to emphasise the entrance, the door of which is in oak studded with nails. Passing to the inside, it will be seen that particular attention has been given to supplying the greatest possible

accommodation at the cost stipulated, while a good working plan is perhaps the principal feature in the design. The internal decoration is entirely in keeping with the style of the house, while simple red brick and tile fireplaces appear in all the rooms, the Dining Room possessing a deeply recessed ingle, which adds greatly to the comfort of the room. The ground floor ceilings have the joists exposed, thus giving greater height to the rooms, and harmonising with the scheme of decoration. The Kitchen quarters are roomy and well equipped with modern conveniences. The external walls of stock bricks, being 11" hollow, are dampproof. The lintels and framework to Porch are of deal, with Solignum finish. The aspect of the house is excellently situated, as the sun travels round the three exposed sides.

PARKWAY. Class I. No. 205.

Architect :—C. QUAIFFE MAY.

Builders :—W. BLAY, LTD.

THIS House is built of brick, faced with red bricks of mixed tints, and roofed with hand-made sand-faced tiles.

The windows throughout are glazed with leaded glass and fitted with iron casements.

The Front Sitting Room has a bay window, with a sunny aspect, overlooking Raphael Park. The Second Sitting Room faces towards the Garden, access to which is gained from this room through a Garden Porch. The Kitchen and offices all face the cool north-west side of the house.

•SECOND FLOOR.

On the upper floors, in addition to the Bedrooms, there is provided a Bathroom, with hot and cold water, linen cupboard, and hot cupboard.

All the fireplaces are fitted with patent "heaped" fires.

PARKWAY. Class I. No. 206.

Architect :—R. L. WALL, A.R.I.B.A.

Builders :—ALLEN BROS.

THE plan of this house has been arranged with the idea of obtaining as much sunlight in the main rooms as the site will allow. The Dining Room, facing north-east, has the benefit of the morning sun at breakfast-time, and the Drawing Room is a cheerful room for the rest of the day.

Cupboards have been provided where possible—i.e., in the Lobby for coats, under the stairs, in the Scullery and Kitchen, and in three Bed-rooms. In the Scullery also is provided a position for gas stove, copper, sink, and draining board.

The exterior walls are covered with rough plaster rendering, buff colour-washed, with the exception of string course, quoins, etc., which are colour-washed without being plastered.

The Roof is covered with red, hand-made, sand-faced tiles.

The woodwork to windows and minor doors is treated with a wood preservative, that of the front door, staircase, etc., painted white.

PARKWAY. Class I. No. 207.

Architect :—S. B. K. CAULFIELD, F.R.I.B.A. (MESSRS. SPOONER & CAULFIELD).

Builders :—G. E. HOUGH & Co.

THE walls are faced with brindled bricks and red dressings. Hand-made tiles cover the roof. Both the Living Rooms overlook Raphael Park. All rooms have a sunny aspect, and the Kitchen and Bathroom catch the early morning sun. The Bedroom windows are double-hung sashes, and

being in every case protected by the eaves, they allow for ample ventilation without the risk of rain coming in. All other windows are side-hung casements.

PARKWAY. Class I. No. 208.

Architect :—GEOFFRY LUCAS, F.R.I.B.A.

Builders :—W. MOSS & SONS.

ACCOMMODATION.—On the Ground Floor is a roomy Entrance Hall, with Store and Hat and Coat Cupboard. The wide and easy-going Staircase, without winders, is screened from view of Front Door, and convenient for service. The

Kitchen is well fitted with Store Cupboard and shelving, and screened from the Entrance Hall. The Scullery is fully fitted with sink, draining board, plate-rack, shelving, copper, and position for gas cooker.

On the First Floor there are a large and light Landing, three Bedrooms, with space for double beds, good-sized Bathroom, with lavatory basin, and large, warmed hanging and linen closet.

On the Second Floor is a large Bedroom, with fireplace, roomy Box Store and Cistern Room.

There is a tiled dado to the Bathroom, red-tiled cills inside windows of Kitchen, Scullery, Bathroom, etc., and red quarry tiled floor in Hall and Scullery, and cement floor in Larder. Glazed tiled hearths to fireplaces.

GENERAL DESIGN.—The general treatment is of symmetrical and simple character. The whole house is contained within four square walls, without outbuildings. Attention has been paid in the design to economical use of space within the walls, general convenience of plan, privacy of Kitchen, Bathroom, etc., simplicity of roofing and exterior design, the whole tending to economy of up-keep and service.

ASPECT.—The house faces south-west, so that all rooms obtain sunshine during a portion of the day.

PARKWAY. Class I. No. 209.

Architect :—S. B. K. CAULFIELD, F.R.I.B.A. (Messrs. SPOONER & CAULFIELD).

Builders :—G. E. HOUGH & Co.

THIS House has a large Drawing Room (21' long, nearly 12' wide), with a window facing south-west, overlooking the Park, and French casements opening into the garden at the back. A fair-sized Dining Room (13' long, 10' 6" wide) also overlooking the Park. The Kitchen has been arranged together with the other offices to facilitate house work as much as possible. There

FIRST FLOOR PLAN

are four good Bedrooms on the First Floor, a Bathroom, and W.C. The stairs end in a fairly spacious landing. A linen cupboard, with the hot water circulator in it, is placed over the Kitchen. The idea of the design is to secure, as far as may be, the comfortable home-like look of the English eighteenth century houses, with modern conveniences.

GROUND FLOOR PLAN

PARKWAY. Class I. No. 210.

Architects :—BURGESS & MYERS.

Builders :—W. MOSS & SONS.

BUILT in brickwork, and finished with cement brough-cast, the Roof being covered with red sand-faced tiles, the external woodwork painted cream to match rough-cast.

The Sitting Rooms on Ground Floor open from a roomy Hall. The Drawing Room has a cosy ingle nook, with a fireside seat, and a door opens on to a wide Verandah facing the Garden. The Kitchen premises are well shut off from the rest of the house, while the Kitchen is so placed as to be quite handy for serving. Good Scullery and Larder accommodation is provided.

The First Floor comprises four Bedrooms, all of which have fireplaces and large cupboards, while a separate Linen Cupboard is provided on Landing. Maids' hot and cold taps are provided on First Floor.

PARKWAY. Class I. No. 211.

Architects :—BURGESS & MYERS.

Builders :—G. E. HOUGH & Co.

THE external walls are built of brick in double thickness, with a cavity between, and faced with mottled red bricks. The Roof covered with red sand-faced tiles. The elevations are rendered formal by windows being regularly placed.

The Ground Floor is designed to form a roomy Entrance Hall, octagonal in shape, from which the

Drawing and Dining Rooms open on either side. The Kitchen has a well-lit range and a roomy cupboard. The Scullery entrance, Coals, Larder, and w.c. are arranged with every care for the convenience of the house.

On the First Floor the Landing and Staircase are 6' 6" wide, and give access to three Bedrooms all fitted with cupboards and fireplaces. The Bath and w.c. are separate, and are placed in an unobtrusive position, and the Linen Cupboard is contrived on the Half-Landing.

In the Roof there is a large Bedroom, with a fireplace, and also a large Box Room.

The plumbing and drainage are kept compact, well separated from the Living Rooms.

PARKWAY. Class I. No. 212.

Architect:—T. GORDON JACKSON. *Builder*:—W. HUNNABLE.

THIS design represents an endeavour to combine in a rectangular building on a narrow frontage, a compact plan with a maximum floor area for the rooms.

There is a small Entrance Lobby or Vestibule, giving access to a Front Sitting Room, which has a recessed fireplace and seat in one corner.

The Hall proper, enclosed from the vestibule by a glass door, merges with a Dining Recess 12' square into one long apartment, out of which the staircase leads.

The Kitchen and Pantry are entered off a small lobby, and there are ample Kitchen offices.

Upstairs are four Bedrooms—two large and two smaller—on the first floor, and one Bedroom and Boxroom on the second floor.

Ample cupboards are provided on each floor.

The materials used are brick externally, for the facing of the house with bright bands and offsets, etc.

Flat mixed red roofing tiles.

The windows, casements, are glazed in small squares and painted white.

PARKWAY. Class I. No. 213.

Architect :—ALFRED COX, F.R.I.B.A.

Builders :—G. E. HOUGH & Co.

THE materials externally are brick walls covered with cream-coloured rough-cast. Tile Roof. The windows are casements hung at side and opening outwards.

Internally, the floors are of yellow deal generally, but the Scullery, etc., is paved with red Quarry tiles. The walls are plastered and coloured with distemper or plain paper.

The fireplaces are simply treated with tiles and wood chimneypieces, the stoves being of a kind to give the maximum of heat with the minimum of coal.

The whole house is designed to give as much accommodation as possible without waste spaces, so as to ensure an easy and economical working from the domestic point of view. Everything is kept simple in treatment, and the working parts of the house have had particular consideration so as to save unnecessary cleaning.

PARKWAY. No. 329. Not for competition.

Architects :—MICHAEL BUNNEY, A.R.I.B.A., & CLIFFORD MAKINS, A.R.I.B.A.

Builders :—WM. MOSS & SONS, LIMITED.

THE plan is arranged so as to provide one large Living Room, whose privacy is secured by the provision of a moderate-sized Sitting Hall, where casual visitors can be detained, and which effectually disconnects the kitchen quarters; separate access from the kitchen to the staircase in its turn keeps the Sitting Hall from being a mere passage room. The three Bedrooms are all of moderate size, and the Bathroom and w.c. are provided with separate apartments.

The general treatment of the exterior, with brick parapetted gables to main roof and dormers, a large central stack and pantiles, is on the traditional lines of East Anglian work.

FIRST FLOOR PLAN.

PARKWAY. Class I. No. 332.

Architect :—P. CART DE LAFONTAINE.

Builder :—J. D. HEY.

THE three ideals aimed at in planning this house are:—Firstly, economy of space; secondly, minimum of cost; and, thirdly, reduction of housework.

These points have been obtained by grouping the rooms around a central "staircase hall"—thus eliminating all passages and dark corners—and also by planning the Kitchen in as compact a manner as possible, with the Larder, Coal Cellar, Back Entrance, and Maid's w.c., all in the most easily accessible positions, yet quite shut off from the Living Rooms of the house.

The Parlour and Dining Room have been planned so as to provide well proportioned, comfortable rooms, avoiding "ingle nooks" and other odd-shaped recesses. Special attention has been given to the aspect and lighting of these two rooms.

The Bedrooms are arranged with a convenient space for the bed, away from windows and doors, and a fireplace is provided in each room, these being so planned that only two chimney stacks are required.

A novel feature is the overhanging bay window in the Bathroom—the bath is so placed that by this means it is possible to keep the waste outside the building from the bath itself to the main drain. Another feature is the balcony and terrace on the garden side of the house.

PARKWAY. Class I. No. 337.

Architect :—FRANK NICHOLLS.

Builders :—J. & J. DEAN.

THE house is so planned that while the Scullery, Larder, etc., face north, every other room in the house has some portion of sunlight during the day.

The external walls are covered with roughcast, the chimney stacks and base being of red bricks, and the roof is covered with dark red hand-made tiles.

The floors are of wood, with the exception of the Vestibule, which is covered with red tiles, and the Scullery, Larder, etc., which are paved with granolithic.

The walls of the Bathroom are tiled with white tiles to a height of 5', and the whole of the interior joinery, with the exception of the Drawing-Room, which is white enamel, is stained, thus saving considerably in up-keep.

All the fittings are of good quality and of modern design and construction.

REED POND WALK.

REED POND WALK. Class I. No. 214.

Architect :—JOSEPH SEDDON, A.R.I.B.A.

Builder :—JOHN LONG.

THIS House has been so planned that every room has sunlight at some time of the day, and at times suited to the uses of the rooms—*e.g.*, morning sun in the Kitchen, in the Dining-Room all day, and the Drawing-Room in the afternoon. The Larder faces north-east.

The Hall is large, and when the double doors to the Reception Rooms are thrown open there is a spaciousness, both in appearance and in reality.

The Bedrooms are arranged so that the beds are out of draughts between door, window, and fireplace.

Other advantages from the housewife's point of view are : Good left-hand light to kitchen, ample provision of cupboards, Dining-Room and Kitchen conveniently planned for service.

The sanitary arrangements are grouped together to secure economy and efficiency in the hot-water supply and the drainage.

The exterior of the house is simply treated with Crowborough purple-brown bricks, with red brick dressings, white painted casements with leaded lights and red sand-faced tiles to roof.

REED POND WALK. Class I. No. 215.

Architect :—S. B. K. CAULFIELD, F.R.I.B.A. (Messrs. SPOONER & CAULFIELD).

Builders :—G. E. HOUGH & Co.

THE walls are faced with purple bricks and red dressings. Hand-made tiles cover the roof. The front of the house faces the green. All rooms have a sunny aspect, and the smaller Living Room, Kitchen, and Bathroom catch the early morning sun. The Bedroom windows are double-hung sashes,

and being in every case protected by the eaves, they allow for ample ventilation without the possibility of rain coming in. All other windows are side-hung casements.

REED POND WALK. Class I. No. 216.

Architect:—R. ANNAN. *Builder*:—H. R. HORSEY.

THE house has been designed with the windows of the principal rooms facing south, so as to obtain the maximum of sunlight possible.

The outer walls are built hollow, to ensure the house being dry in severe weather, and effective damp courses are placed under all walls.

The rooms are all of good size, two of them being 16' long.

A verandah at the rear of the house, facing south, forms a pleasant feature of the plan.

All the external walls are faced with a good red brick, and the roof is covered with best hand-made tiles.

The woodwork externally and internally is painted white, the internal work generally being finished with white enamel.

REED POND WALK. Class I. No. 217.

Architects:—MAUCHLEN & WEIGHTMAN.

Builder:—ISAAC BEWLEY.

THIS House has been planned to minimise domestic labour and give the maximum accommodation for the sum of £500. Both the Dining-Room and the Drawing-Room have sunny aspects, and are placed to overlook the flower garden and avoid the dust and noise of the public road. The Garden can be entered from the Drawing-Room through the deep, usefully-shaped verandah. The Kitchen, with cool aspect, is conveniently near the entrance, and is well screened from the Hall. A wide and excellently lighted staircase, with cloak space under, leads up to a compactly arranged Bedroom Floor. All the Bedrooms are of ample size, and are carefully planned to take furniture. Cupboard accommoda-

tion, including large Linen Closet, is provided. The Bathroom faces east, thus getting the morning sun. The exterior effect aimed at is one of quiet charm and interest without the use of any elaborate detail.

Materials used for exterior are bricks of varying colours for walls, thick hand-made tiles of dark tone on roofs. Wood casement windows opening outwards and painted white.

REED POND WALK.

No. 218. Not for Competition.

Architect :—E. J. MAY, F.R.I.B.A.

Builders :—W. F. BLAY, LTD.

THIS house was designed on symmetrical lines, with a central gable on the east to come on the

axis of the continuation of Reed Pond Walk, one Sitting Room getting the view down this part of the road, the other Sitting Room looking down the Garden, and the Kitchen having the cool aspect in front of the house.

The walls are built externally in red bricks of various shades, and the Roof is covered with hand-made tiles. The windows have solid wood frames, wrought-iron casements, and leaded glass.

Internally, the woodwork of the Hall and Staircase is finished with a green stain and polished.

REED POND WALK.

Class I. No. 219.

Architect :—H. TOWNSHEND MORGAN.

Builders :—W. MOSS & SON.

THIS house is built of brick, lime-whited, the walls where less than 14" thick being hollow. The projecting gables and chimney stacks are of brindled, sand-faced bricks. The roof is covered with dark red hand-made tiles. The woodwork, both inside and out, where not painted, is stained with Solignum.

In planning special regard was paid to aspect, every habitable room being arranged to face south-east over the Garden, while the Dining and Drawing Rooms and two best Bedrooms have south-west windows as well, thus taking advantage of every possible glimpse of sunshine.

The Kitchen premises are cut off from the rest of the house by a Service Lobby, from which open

FIRST FLOOR

ATTIC

the Larder and China Cupboard. Direct communication with the Dining Room is, however, provided by means of a serving hatch with double doors. Ample accommodation has been provided, and the airing cupboard in the Bathroom is heated by the hot-water cylinder.

The Boxroom could be converted into a sixth Bedroom at a slight additional cost.

REED POND WALK. Class I. No. 220.

Architects :—JONES, PHILLIPS & WHITBY.

Builder :—H. HURST.

THIS house is built with red bricks, chosen for their variety of colour, and is roofed with sand-faced tiles. Where possible small patterns in tiles have been introduced into the walls—viz. pug-holes, air vents, etc.

The plan has been arranged so that the Living Rooms may get the south aspect, whilst the north

FIRST FLOOR PLAN

side has been given up to the Staircase, passages, and offices. All the drainage has been kept together as far as possible, and the Bathroom and hot air closet for linen, etc., have been planned close to the Kitchen range.

REED POND WALK.

Class I. No. 221.

Architect :—T. E. LEGG.

Builders :—SHEPHERD BROS.

THE accommodation is shown in the plan. The following points may be noted: On the Ground Floor the Living Room has a good china cupboard, and the Hall, not giving direct access to the stairs, could be curtained off on occasion and used in connection with the Drawing Room.

A store for cycles or garden tool store is provided.

The verandah can be used in connection with either Living or Drawing Room, and as a means of access to garden from both.

There is a good linen cupboard on the First Floor.

The upper part of the walls are of bricks, faced with red hand-made tiles (this arrangement insuring greater freedom from damp in the upstairs rooms, where fires would not be frequent).

The Scullery, Larder, Porch, Verandah, and Passage to Side Door are paved with red quarries on concrete.

The deal casements are stained with Carbolineum, as is most of the woodwork where showing.

The front door is in oak.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

REED POND WALK. Class I. No. 222.

Architect :—F. ENDELL ROSSER.

Builders :—Y. J. LOVELL & SON.

THIS house has been carefully planned to facilitate house work as far as possible.

The Drawing and Dining Rooms have ingle nooks, which are treated in an artistic manner.

Four good Bedrooms are provided, together with ample cupboard accommodation.

The materials used are red facing bricks to plinth and chimney stacks, the remainder being coated with cement rough-cast, distempered with cream distemper, internal woodwork finished with white enamel.

The Roof is covered with sand-faced tiles; the casements are fitted with leaded glass of artistic and simple pattern.

REED POND WALK.

Class I. No. 226.

Architect :—T. MILLWOOD WILSON,
LIC.R.I.B.A.

Builders :—W. Moss & Sons.

THE house has been planned so as to obtain all the sunlight possible. The Dining Room has a window facing east so as to get the early morning sun, and a large south window in the end gable. The Hall window faces south, and the Parlour, in addition to its south window, has a large window facing west, with an uninterrupted view of the sun setting over Raphael Park.

Externally the house is built with hollow walls of hard stock bricks, distempered cream colour, with a Roof of hand-made silver-grey tiles, and the windows are leaded lights and iron casements. The chimney stacks are of local red hand-made bricks 2" thick.

The walls generally inside are treated with cream distemper.

REED POND WALK. Class I. No. 227.

Architect :—C. M. CRICKMER, LIC.R.I.B.A. *Builders* :—MATTOCK & PARSONS.

THIS house has a frontage of 33' 7", with large Living Room, Dining Room, Kitchen, Scullery, and offices, with four good Bedrooms, Bathroom, etc. It can be built in pairs if required.

REED POND WALK.

Class I. No. 228.

Architect :—C. M. CRICKMER,

LIC.R.I.B.A.

Builder :—H. HURST.

THE house contains a large Living Room and smaller Dining Room and Kitchen, with a convenient Hall and Stairs, Cycle place and offices, and four Bedrooms, Bathroom, Linen Cupboard, etc.

The exterior is of varied colour sand-faced brick-work, with sand-faced tile Roof.

The house can be built in pairs if required, and can be adapted for several aspects.

The drainage and plumbing work is all near the front, thus reducing cost, and the Servant's Entrance, being at the side, leaves the Garden free at the back.

GROUND PLAN

FIRST FLOOR PLAN

REED POND WALK. Class I. No. 229.

Architect :—CECIL A. SHARP, A.R.I.B.A.

Builders :—G. E. HOUGH & Co.

THIS cottage is architecturally based upon the ideas prevalent during Tudor times, but, of course, with modern adaptations to suit the tastes of those likely to occupy the cottage. Aspect has been well considered to give ample and proper sunlight to each apartment and to secure a pleasant outlook.

Two rooms and the Entrance Hall upon the Ground Floor may be thrown into one large room at will by the easy removal of a few panelled partitions, which, when in position, form the panelling to the rooms. This is an undoubted convenience in a small cottage, as by having one large room in the summer time an air of spaciousness is given.

The Kitchen and Scullery are planned as one large room, all the fittings being conveniently arranged. Modern sanitary fittings are of such a character that it is no longer necessary to confine them to a separate department. This arrangement gives spaciousness to what would otherwise be a cramped, confined, and inconvenient department. Upon the Ground Floor, in addition to the Kitchen and Living Rooms, provision is made for a good Staircase, Larder (not facing south), Coals, and Sanitary Convenience (not next to the Larder, as it is sometimes found to be).

Architectural effect has been sought by proportion of parts, roofing and skyline, and the effective use of material, avoiding expensive and elaborate detail work, which is seldom found in the work of the old cottage builders.

The walls are of hard bricks in good mortar without the unnatural aid of "pointing," which spoils softness of line and ruins the colour scheme. To keep out the weather cement-coloured or pale cream has been used to cover the work externally, except where red facing bricks are seen. The red facing bricks vary in colour from dark or nearly black brindle colour to yellows, with all shades of reds laid at random, and not in any way selected, and with this work is incorporated random pieces of tile work, pieces of burred brick and stone. In the entrance and chimney stack (which is the chief external feature of the cottage) some Ham Hill stone has been judiciously used. The windows are of the casement pattern, with leaded lights, carefully proportioned, and having antique fittings.

The Roof is a covering of soft, sand-faced red tiles, avoiding all hard lines by cocking up the gables, sides, and hips and valley tiles.

The interior of the cottage is of a quaint and old world appearance, with its ceiling beams and rafters exposed, and all coloured a dark oak colour. The brick fireplaces are large and open, with thin red tile hearths. The mantelpieces are of wood, and there are cosy window seats.

The cottage has been furnished by Messrs. Hampton & Sons, under the direction and supervision of the architect, in the William and Mary period, and the cost of this furnishing has been kept within the possibilities of the means of those likely to occupy the cottage, nothing of an extravagant nature having been included.

REED POND WALK. Class I. No. 230.

Architects :—CHARLES W. YATES & C. R. MERRISON.

Builders :—H. BUTCHER & SONS.

IN planning this house two main considerations were kept in mind: First, to adopt a type of plan which would not necessitate a plot of land with a wide frontage, and thus avoid overburdening the building with a disproportionate cost of land; and, second, to provide in the plan the maximum amount of efficient room space. It was felt that the sizes of the buildings did not justify the wasting of space in ingle nooks, large halls, etc., however desirable such things might be in a bigger house.

The plans have accordingly been kept perfectly simple and the space utilised to the utmost.

The Hall is thought to be of sufficient size, and the Reception Rooms are large, as are also the two best Bedrooms.

In none of the Bedrooms do sloping parts of the Roof make their appearance in the ceilings to create difficulties in the disposition of furniture. Cupboards are provided in all Bedrooms.

The great advance made in recent years in the use of gas for household purposes has been taken advantage of, and gas has been installed both for cooking and heating, in addition to, and as an auxiliary to, the coal fire.

As regards the elevations, simplicity is the keynote. The walls are covered with rough-cast, the roofs are boarded and covered with hand-made tiles, and the effect is left to simplicity and proportion.

REED POND WALK. Class I. No. 232. Class II. No. 231.

Architect :—M. H. BAILLIE SCOTT.

Builders :—W. H. MAXEY & SON .

WALLS.—Brick, 9" thick, rough cast, colour washed .
CHIMNEYS.—Brick.

ROOFS.—Covered with old red tiles.

FLOORS.—English elm.

DOORS.—English elm, with ash ledges and Norfolk latches.

CEILINGS.—The joists are shown and whitewashed. Beams in English oak.

GENERAL INTERIOR FINISH.—Ingle fireplaces in principal rooms, with oak beams and seats in elm.

Wall hangings and other fabrics specially made by the Deutsche Werkstattin from the designs of the architect. The greater part of the furniture has been selected from the cottage furniture made by Messrs. Heal, and the remainder has been specially designed by the architect.

The serving hatch from Kitchen to Dining Room consists of a revolving cupboard.

Ample cupboard accommodation is provided in the Bedrooms, and much of the furniture consists of fitments. The Linen Cupboard is heated by the cylinder.

A special white-glazed food locker is provided in the Pantry.

The Kitchen range is a "portable" one.

The grates used throughout are specially designed hob grates. The ornament on these has been modelled by Mr. Bankart from the architect's designs.

A gas cooking stove and boiler are provided in the Kitchen. The Scullery sink is so formed that a separate basin for washing up is not required.

REED POND WALK. Class I. No. 233.

Architect :—T. R. BRIDSON, M.A.

Builders :—W. MOSS & SONS.

THIS plot contains enough space for a tennis court. It slopes down from the road, but the ground floor level of the house is kept a foot above road level, and a short level causeway leads from the road to the front door. At the back, the Dining Room window is treated as a French window, and a flight of about ten steps leads down from it to the garden.

The yard is at one side of the house.

There is an old hedge in front.

The height of the Ground Floor rooms is 8'; of the First Floor, 8' 6"; and of the Attic Bedroom, 8'.

FIRST-FLOOR PLAN

ATTIC PLAN

The plans and the perspective drawing sufficiently show the accommodation which has been provided, and the pleasant architectural treatment of the exterior.

REED POND WALK. Class I. No. 234.

Architects :—FYVIE & WILSON.

Builder :—F. MILLAR NOBLE.

A SPECIAL feature of this cottage is the entire isolation of the Kitchen quarters from the rest of the house, a servery forming the means of communication between the Kitchen and Dining Room, without the necessity of entering the adjoining Hall, an unusual advantage in so small a residence.

There are two large Reception Rooms, Kitchen, Scullery, a large pantry, and ample storage, besides the usual offices, on the ground floor, and four Bedrooms (two for double and two for single), with a Bathroom, w.c., and linen cupboard on the first floor.

The house has been planned with special regard to economy of service. There are no passages or badly lighted corners, and all the rooms open off either the Hall or Landing.

Externally, simplicity of treatment has been aimed at. Good colours in the building materials and careful attention to proportion have been relied upon for effect.

Red brick walls, plaster facing to the bay and gable, and a Roof of old tiles are the principal materials used.

REED POND WALK.

Class I. No. 235.

Architects :—

W. W. SCOTT MONCRIEFF & GRANT,
A.R.I.B.A.

Builders :—W. F. BLAY, LTD.

THIS house will be found to possess many attractive and economical features. Picturesqueness has been subordinated to comfort and practicability, and the architects have considered internal accommodation and fittings of more importance to the householder than a showy exterior.

A glance at the plans will show the dispositions of the various rooms.

The entrance has been made at the side so that both the Parlour and Living Room should face south and secure the maximum amount of sunshine.

Every Bedroom and attic contains a fireplace. The internal mouldings have been kept as flat as possible so as not to catch the dust.

There is ample cupboard and storage accommodation, and a bicycle shed conveniently placed by the side of the front door.

The site falls away from the frontage, and those Bedrooms which face north will have a fine view over the surrounding country as a compensation for their aspect.

The exterior is of plain hand-made brickwork, and the Roof is covered with hand-made, sand-faced tiles.

The construction generally will be found to be exceptionally solid, and the architects have spared no pains to make this house as convenient and attractive as possible. Provision has been made for electric lighting if desired, and gas is also laid on

REED POND WALK. Class I. No. 236.

Architect :—FRANK FOSTER, A.R.I.B.A.

Builders :—G. E. HOUGH & Co.

THE Sitting Rooms are of good size for a house of this class, and the Kitchen is of sufficient size for one servant. The tiled porch leads to a convenient Entrance Hall, thence to the corridors, from which the rooms are entered well away from the external doors, and a separate door to Garden is provided.

The Upper Floor is reached by an easy staircase, with ample landing space, and provides two large Bedrooms, and two of medium size, and a good-sized Bathroom, with linen closet adjoining. Fire-places are arranged on external walls, well away from doors, allowing convenient positions for beds, etc.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Externally, the walls are finished in rough-cast, and coloured ivory white. The chimney stacks are of brindled bricks, with bright red tiled caps and black pots, and the cills and drips to windows are of bright red tiles. The plinth finished in red bricks. The tiles to roof of a warm sepia colour, and the whole of the woodwork, including casements, finished a rich dark brown stain. The casements have lead lights, with $\frac{5}{8}$ ' lead cames, those which open of wrought-iron fixed to the wood frames. The pavings to front porch and Garden Entrance are of red quarry tiles, with red bull-nosed brick curbs. The drainage is simple and economical.

REED POND WALK. Class I. No. 237.

Architect :—A. RANDALL WELLS. *Builders* :—W. MOSS & SONS.

ASPECT.—The House is planned to suit the aspect, and can boast of a south-east Dining Room, a south-west Drawing Room, a south Hall, and a north Kitchen and Larder

ROOMS.—The Sitting Rooms are arranged with especial regard for the relative positions of the doors, windows, and fireplaces, and any advantage that may be gained by having internal chimney-stacks has been sacrificed to the far greater advantage of having comfortable firesides.

LINEN CUPBOARD AND HOT WATER.—The hot water tank is in the airing cupboard on the First Floor, placed immediately over the Kitchen range.

VENTILATION.—In addition to other lights, the three chief Bedrooms have lifting sash windows, so that top ventilation can easily be obtained.

FLUES.—The two Sitting Rooms and the Kitchen have separate ventilating flues in the chimney stacks.

SUN SHUTTERS.—The south windows of the Bedrooms and Sitting Rooms have sun shutters to allow of shade and ventilation in the summer.

DOORS.—The doors all have rebated sills, standing an inch above the floor level (experience has shown that this does not form a stumbling-block) to prevent the usual unpleasant floor draughts, and to allow for the thickness of rugs and mats.

PERAMBULATOR AND BICYCLES.—There is a space under the half-landing in Hall to take a perambulator and two bicycles.

STAIRCASE.—Easy of ascent, with 7" risers and 10" going, with cupboard on half-landing.

RAIN-WATER.—All rain-water is collected in galvanised iron tanks in roof of lean-to, and connected to tap over Scullery sink.

WALLS.—Keyed Fletton bricks, plastered inside and outside with hand-made stock bricks, plinths, and chimney caps.

REED POND WALK.

Class I. No. 238.

Architects :—M. S. BRIGGS, A.R.I.B.A.
& C. H. ROSE, A.R.I.B.A.

Builders :—FOSTER & DICKSEE.

IT has been the aim of the architects in designing this house to provide a type suitable for use in

FIRST FLOOR PLAN

the suburbs of towns rather than on isolated sites in the country. They have, therefore, aimed at an effect which would bear successful reproduction in rows, without altogether losing the idea of a more rural style.

The front is occupied by the two large Living Rooms, which are thus amply lighted. Particular care has been taken to isolate the Kitchen quarters from the Hall, while ensuring easy communication with the Dining Room and the Entrance Door.

The sanitary arrangements are so placed as to be least conspicuous in the house.

The Larder faces north.

Bearing in mind the fact that many housewives regard the house as subservient to its cupboards and lumber rooms, the architects have provided unusual facilities in this direction, without altogether subordinating æsthetic considerations to the necessities of storage. Few houses of this class have such accommodation for linen, hats and coats, boxes, brushes, and stores generally.

The walls are of brick rough-casted; the roofs covered with very dark red tiling; the plinths and chimneys of purple Crowborough bricks.

REED POND WALK.

Class I. No. 239.

Architects :—BARRY PARKER
& RAYMOND UNWIN, F.R.I.B.A.

Builder :—H. HURST.

IT seems specially important when designing houses of this type to avoid falling into the error of saving initial cost at the expense of future maintenance and up-keep. If by spending an additional £10 at the outset an equal amount can be knocked off the painter and decorator's bill recurring every

three or four years, it is obviously bad economy to save £10. If by a little addition to the initial cost a saving of two or three hours each day in the time spent in cleaning and dusting and keeping the house tidy can be effected, it is equally good economy to incur the extra initial cost. To mention

a few other points which have been considered, where the building frontage is comparatively limited, and the front has the pleasantest outlook and sunniest aspect, it is far too precious for any of it to be devoted to an entrance lobby, but should all be reserved for the windows of the principal rooms. If the Hall is intended to be used as a Sitting-Room the first essential is that the traffic from room to room or to the stairs or front door should be confined to part of the Hall, and that service from the Kitchen into the Living Room should be possible without passing through the Hall. The Kitchen should be shut off from the Hall by double doors so as to keep back sound and smells. We should

bear in mind that in a small house, where room cannot be found for a Butler's Pantry, there is perhaps more carrying to and fro between the dining-table and the Scullery than between the Kitchen and the dining-table, so that it is quite as necessary to make service between the Scullery and the dining-table easy as between the Kitchen and dining-table, and it is certainly better to arrange, if possible, that this traffic shall not pass through the Kitchen.

Other points are: The Bath, Lavatory, Sink and w.c.'s, Boiler and Hot-Water Tanks should all be grouped together or one above another to secure a minimum amount of plumbing. We should see that in all the Bedrooms there are good places for beds, mirrors, dressing-tables, and washstands. Every house should have, at any rate, one really good room, but the limit of cost precluded the possibility of quite so good a room as would be wished for, as two rooms had to be provided. The suggestion is made that by means of folding doors the two may be turned into one, and it is anticipated that the occupant of the house will generally use two rooms as one, only closing off one from the other when it is desired to have the study shut off for quiet or for visitors.

REED POND WALK.

Class I. No. 240.

Architect :—REGINALD T. LONGDEN.

Builders :—W. MOSS & SONS.

THIS house is erected at the angle of Reed Pond Walk, and will enjoy the view looking over the charming Plantation and Green.

Every endeavour has been made to take advantage of these points in the massing of the salient features of the exterior to give an old-world charm, and to suit the house to its ideal situation.

The accommodation consists of two roomy Sitting-Rooms and Hall, well-arranged Kitchen offices, four good Bedrooms grouped round central Landing, Bathroom and w.c. separately arranged, and linen and box storage.

The cost has necessarily been a factor in the treatment, but the effect of colour and texture in the materials used have been considered to best meet the conditions of such surroundings as Gidea Park.

The exterior sand-faced bricks and tiles are of varied colours, the windows

of leaded lights, and all the woodwork stained brown.

The interior is broadly treated with open beams and rafters, grates of an old type, walls of plaster left from the wood float, and stained and wax polished woodwork.

REED POND WALK. Class I. No. 241.

Architect :—EDWIN GUNN, A.R.I.B.A.

Builder :—F. W. JARVIS.

THIS house has been designed to suit the needs of the typical suburban family keeping one servant. The square type of plan is adopted as the most economical in cost and maintenance and useless passages and lobbies have been eliminated, the object being that every inch of enclosed space should be disposed where it will most avail, and avail most often.

The large Living Room is the chief feature, a second room—the Parlour—being in ordinary circumstances of occasional use only.

Owing to the increased use of laundries it is considered that the provision of a copper is not warranted by the frequency of its use,

and the Scullery is treated more as an ante-room to the Kitchen than as the primitive "wash-house." The square plan makes a lofty Roof, and the fourth Bedroom is contrived to utilise the space thus given, permitting the three rooms on the First Floor to be of ample size.

The construction is by ordinary methods as far as possible, but the attempt is made to reduce expenses of up-keep by avoiding unnecessary exposure of timbers. The walls are of brickwork, with $2\frac{1}{4}$ " cavity, lime-whitened externally, the entrance and chimney stacks being faced with red sand-faced bricks and tiles. The Roofs are covered with Willesden paper, boarding, and sand-faced tiles.

The Ground Floor generally is laid with grooved and tongued boarding in narrow widths, the Scullery being paved with tile quarries. All fireplaces are on internal walls.

In the architectural design the unifying effect of the simple main Roof has been as little disturbed as possible.

REED POND WALK. Class I. No. 242.

Architect :—ERNEST G. THEAKSTON, LIC.R.I.B.A.

Builder :—F. W. JARVIS.

THE special aim of the planner has been to give as much space as possible for the Living Rooms without unduly cramping the general offices.

Room No. 1 is arranged as the general Living Room, with south-east aspect and an area of about 228 square feet.

Room No. 2, where the meals would be served, is of a size and shape that allows comfortable dining space for six or eight people without overcrowding.

In the arrangement of these rooms care has been exercised in the following points—viz. :

1. To place the fireplaces in a central position in the rooms, and on an internal wall, so as to ensure the maximum amount of heat being utilised.
2. To arrange the positions of doors and fireplaces in proper relation to one another, so that the fire is screened from draughts.
3. The provision in the Living Room of a recessed position for the fireplace and a bay recess adds to the general comfort of this room both in winter and summer.

The Kitchen and Scullery is planned practically as one room, the Scullery forming a recess for washing up, etc.

The Bedrooms are all of good size, and are planned with more length than breadth, as this arrangement is more economical and convenient for the disposal of furniture.

Plenty of cupboard space is provided throughout the house.

All the rooms are amply lighted. The modern tendency to overdo the window space, causing the rooms to be "wind-swept" and "sun-parched," has been carefully avoided.

Local materials, brick and tiles, have been used for the exterior, and a simple, broad treatment of the elevations, relying on good proportions and the colour and texture of the materials used, has been relied on for effect.

REED POND WALK. Class I. No. 243.

Architects :—GRIPPER & STEVENSON.

Builder :—A. HARRIS.

THIS House has been planned with an eye to producing a good square and compact building. The two principal Bedrooms and the Sitting Rooms face the sunny aspect, the Kitchen premises towards the north. Attention is directed to the door shutting off the whole of the domestic offices, and to the Larder being well away from the w.c. and the heat of the Kitchen.

Built in brindled brick with tile courses, red tile roof, and simple chimneys, all freaks and eccentricities have been purposely avoided.

REED POND WALK. Class I. No. 244.

Architect :—CLOUGH WILLIAMS-ELLIS.

Builders :—ALLEN BROS.

THE plan is that of a plain rectangle, having no excrescences or breaks of any description, ensuring a high ratio between the floor area and the length of the external walling.

The house is economically roofed with tile slopes, capped by a flat-decked Roof, only sufficient space being left between this flat and the ceiling joists to provide adequate insulation from exterior heat and cold, and to accommodate the cistern, which is conveniently got at by a roof-trap immediately over it.

The plumbing is all concentrated in one corner of the house, reducing the necessary service and waste pipes to their lowest possible terms, advantage being taken of the hot-water cylinder as a warmer and airer to the linen closet off the landing, while a section of the circulation pipe is used as a towel-rail and warming radiator in the Bathroom adjoining.

On the ground floor the centrally placed front door opens into a tiled Entrance Hall, immediately opposite an arched recess. The Lavatory and Kitchen quarters are approached through an intercepting Lobby provided with a ventilating window and double doors.

The Drawing Room opens *en suite* through folding doors into the octagonal Dining Parlour, the latter being lighted by a large French window opening on to the Garden steps, and having an air-lock service hatch to the Kitchen, it also has a separate door off the Hall direct, and two large corner cupboards reaching from floor to ceiling.

The space under the stairs provides good luggage room, while besides the recess in the Hall, cloak room is provided for in the Lobby and the Lavatory.

The Kitchen is provided with a Scullery recess, while the garden window end forms a comfortable sitting bay for the servants.

On the Bedroom Floor the centrally placed landing is lighted by a cupola skylight.

Each Bedroom is provided with a good hanging cupboard, and the largest room has a door between it and the smallest, enabling the latter to be used as a Dressing Room.

Where there is a young family a "nursery suite" is conveniently contrived from Rooms 1 and 4 by placing a door so as to form an intercommunicating lobby between them.

The exterior walls are "11" cavity," the outer skin being of dove grey, hand-made bricks divided into panels by red brick flush-pilasters, that also form the borders to the sash windows.

Downstairs these last open on spring friction rollers instead of with weights and pulleys, while upstairs a special design of spring hopper movement is employed, permitting thorough ventilation without draught. The fittings are of the simplest pattern, and there is not one scrap of metal to be polished, the bath taps, etc., being white enamelled.

The Roof slopes are of hand-made wing-tiles to a steep pitch, and the chimneys of 2" hand-made bricks with stone caps.

The flat Roof and Dormers are covered with "Permanite."

REED POND WALK. Class I. No. 245.

Architects :—BUCKLAND & FARMER. *Builders* :—W. MOSS & SONS.

THIS house is planned to combine comfort with convenience.

The Reception Rooms are so arranged that the possibility of draughts in the neighbourhood of the fireplaces is reduced to a minimum.

GROUND PLAN

FIRST FLOOR PLAN

A way into the Garden from a small porch under the stairs is a feature which would prove a convenience, especially as storage accommodation would also be available in the same place for a perambulator, for which a convenient place is often unprovided in a small house. The recess for hats and coats in the Hall would be heated by the hot-water circulating pipes.

A comparatively large Hall and Landing, with adequate windows for light and ventilation, provide good lungs to the house, and the Bathroom, which is a large one, could conveniently be used as a Dressing Room. A good Drying Room, accessible from both Bathroom and Landing, should make an appeal to an appreciative housewife.

For perspective drawing see No. 246.

REED POND WALK.

Class I. No. 246.

Architects :—BUCKLAND & FARMER.

Builders :—W. MOSS & SONS.

MAXIMUM space at minimum cost is the keynote of this plan. These are achieved by simplicity of arrangement.

The doors in the Reception Rooms are placed to screen the fireplaces from draughts, and in the Bedrooms so as to enable bed to stand against an inside wall.

REED POND WALK. Class II. No. 248.

Architect :—REGINALD T. LONGDEN.

Builders :—W. MOSS & SONS.

THE plan is of an entirely new type, based upon the needs of a family desiring large Kitchen space, a separate Study or Meals Room, and a room to be used purely as a Sitting Room.

The latter overlooks the Green, while the Meals Room, adjacent to Kitchen for ready service, is also a Sitting Room Hall of ample dimensions.

In the Kitchen offices, however, an unusual departure is made, as by the use of a folding screen between Kitchen and Scullery the latter may be either separated for household laundry work or added to the Kitchen, leaving a recess in which the washing copper, "mangle," and the rougher requisites may be housed.

The door of screen, which normally gives access from Kitchen to Scullery, also answers this purpose to recess.

Three Bedrooms are provided, together with a cot recess off one of the latter. There are also a Bathroom, linen cupboard, w.c., and box store.

The exterior is of varied colour hand-made bricks up to first floor and in gables, and the higher portions are within a mansard roof of hand-made tiling.

The interior is simply but broadly treated with recessed fireplaces of bricks and tiles, open rafter ceilings, and woodwork of a rich brown colour beeswaxed, and plaster finished from plain wood float and coloured.

Ground Plan.

1st Floor Plan.

REED POND WALK. Class I. No. 249.

Architects :—NEWTON & YOUNGMAN.

Builders :—G. E. HOUGH & Co.

THE house contains two Reception Rooms, with large bay window in the Dining-Room. The Drawing-Room is so arranged that at any time, with slight alteration, folding doors could be put in, and the Lounge Hall and Drawing-Room could then be converted into one large room.

The main entrance is at the side, with w.c. and Lavatory at entrance.

On the First Floor there are four Bedrooms, Bathroom, w.c., and Linen Cupboard, the landing being so arranged as not to occupy more space than necessary.

The exterior is built with red facing bricks up to the sill of the Ground Floor windows, and the chimney stacks are built with facing bricks, the remaining portion being finished with rough-cast.

The roof is covered with light red tiles.

The whole of the woodwork is painted a dark moss green, including stack pipes, eaves, gutters, etc., which stands out in good contrast to the rough-cast.

The interior joinery is kept very simple, all architraves, etc., being quite plain. The Dining-Room and Hall have been finished with "Solignum." The remaining woodwork painted white throughout.

REED POND WALK.

Class I. No. 251.

Architect :—E. SMITH COLDWELL,

A.R.I.B.A.

Builder :—W. HUNNABLE.

THIS house, situate on the north side of the Reed Pond Walk, and overlooking the gardens which occupy the site of the old reed pond, is treated externally with rough-cast above a plinth of red sand-faced bricks of good colour and varied texture. The Roof is of sand-faced tiles of a sombre red.

The principle underlying the design is simplicity of treatment and the obtaining of the maximum of accommodation for the money expended.

The house contains a small self-contained Entrance Hall, 9' by 8', with fireplace and with a flooring of oak parquet, the room doors being off a separate lobby. The Staircase, treated economically but effectively, is on the right of this Hall. The Drawing Room, 13' 6" by 11' 6", is in the front of the house, the Dining Room, 15' 6" by 11' 6" at the back, with French casements to the Garden. The Kitchen accommodation is of a size suitable to a house of this type.

On the first floor there are four Bedrooms, 12' 6" by 11', 8' 6" by 11', 8' by 9' 6", and 10' by 7' 6". Great attention has been paid to the avoidance of bulkheads in these rooms, the two principal Bedrooms having none, and the two remaining ones having the minimum possible.

The Bathroom has a dado of Opalite tiling.

Advantage has been taken of the space below the bottom shelf of the linen cupboard to form a box enclosure with double doors for access.

The house is wired for electric light in addition to the gas, which is laid on.

Externally the woodwork is white painted, and internally is finished with white enamel to the Sitting and Bed Rooms, while the Hall is treated to resemble oak, the Kitchen premises being green painted.

The mantelpieces throughout are specially designed by the architect.

REED POND WALK. Class I. No. 252.

Architect :—JOHN H. CURRY, A.R.I.B.A.

Builders :—G. E. HOUGH & Co.

THE house contains two Reception Rooms, one facing south and the street, the other the garden, with door into it. The Living Room is a roomy, comfortable apartment. Both rooms open out of a separate Hall, with staircase. The Kitchen door also opens from the Hall, and is conveniently near the Dining Room. Fireplaces on inside walls are arranged to need only two chimney-stacks. All the Bedrooms are on First Floor.

The Bathroom and w.c., on First Floor, are over the Kitchen and Scullery, and a Linen Cupboard is provided with hot-water tank inside.

There is a separate Larder and Pantry, and abundance of cupboards. The plan secures as much sun as possible in both Reception Rooms and Bedrooms.

The outside walls are 9" solid, covered with rough-cast.

The windows are wood casements with occasional transoms. External woodwork painted white, gutters and down pipes tarred black.

The joinery in Hall Staircase and Living Rooms is of selected pine and stained a pale oak stain (oil) and oil to obtain a dull polish.

The Ground Floor is of tongued boarding. All ceilings are plastered, and all rooms have picture-rails. All ceilings and friezes are left white, and walls of Reception Rooms white. Remaining walls coloured with distemper.

There is space in Roof for storage and boxes.

REED POND WALK.

Class I. No. 253.

Not in competition.

*Builders :—*VAIL & SHORE.

THE ground floor accommodation of this house comprises two very large Reception Rooms, separated from one another by a folding partition, which, when thrown open, gives a room 16' wide by 26' in length. A large Hall, with cloak space screened off by

glazed partition, Kitchen (close to Dining Room, but quite shut off from same), Scullery, with sink and copper, and the usual offices, including cycle store under stairs, entered from the side way. On the Upper Floor there are four large, well-lighted and airy Bedrooms, Bathroom and Lavatory (hot and cold), etc., etc., with heated linen cupboard. The Staircase and Landing are all well lighted, all habitable rooms have fireplaces, and all drains are outside house. The elevations are of a simple character, having a red brick plinth to ground floor level, with brick walls rough-casted above and a brick dentil course at the level of the heads of ground floor windows. The Roofs are covered with dark red tiles, and the chimney stacks are in red brick with rough-casted caps. The front entrance door is of oak.

REED POND WALK.

Class I. No. 254.

Architect :—T. E. ECCLES, F.R.I.B.A.

Builders :—G. E. HOUGH & Co.

IN this House the following points should be noticed :—

Window bottoms to principal rooms formed in glazed tiles in order to form a Sanitary and Washable stand for flower pots.

Staircase has been placed so as to form a convenient cupboard near front door for Bicycle or Perambulator.

The main block of the house has been roofed with a single span roof, carried right down on

garden side, to form roof of Verandah, the space in roof of Verandah below line of wall plate being utilised as cupboards.

All Sinks, Lavatories, Bath and Airing Closet are placed close to Kitchen Range, and on run of hot water circulating pipe, in order :

- (a) To use as little pipe as possible.
- (b) To get a quick service of hot water.

The hot and cold water pipes are run alongside each other to prevent the cold pipes freezing up.

All joinery, such as doors, windows, etc., kept as simple as possible.

Living Room Fireplace formed in the Ravenshead bricks, wood mantelshelf being carried on projecting brick headers.

The special advantages or points of merit claimed for the design are :

Large Living Room extending full depth of house, with Verandah leading out of same.

Kitchen, Scullery, Larder on coolest side of house.

Separate Washhouse, with portable boiler.

Back Entrance under cover.

As few mouldings used as possible, to avoid harbouring of dust and dirt.

Gardens properly laid out into a definite scheme, a feature being made of the Rose Pergola leading from Reed Pond Walk to the front door.

REED POND WALK. Class I. No. 255.

Architect :—HERBERT A. WELCH, A.R.I.B.A.

Builders :—HENRY LOVATT, LTD.

THE architect has aimed at providing a convenient and “livable” house, not exactly a “Cottage” in the strict sense of the word; but, on the other hand, not a pretentious dwelling. The Sitting Rooms and Hall are of good size, and the Living Room should have additional interest owing to the provision of a seat in the recess next to the fireplace. The Kitchen and Scullery are of good size and conveniently placed, as are all the domestic arrangements, being all under cover and close at hand. A space for garden tools has been arranged.

On the First Floor four good Bedrooms are provided, as well as separate w.c. and Bathroom, and there are plenty of good cupboards.

The materials are 11" hollow walls of concrete blocks with rough-cast.

RISEBRIDGE ROAD.

RISEBRIDGE ROAD. Class II. No. 294.

Architects :—MAUCHLEN & WEIGHTMAN.

Builder :—ISAAC BEWLEY.

IN this Cottage special attention has been given to the Living-Room. It is so planned that cooking can be carried on at one end without interfering with the general comfort of the room. Both this Room and the Parlour (which has a Separate Garden Entrance) have sunny aspects, and overlook the Flower Garden.

The Scullery is carefully arranged for laundry work, and the bulk of the cooking could be done there at a gas stove. The w.c. and Coal space are conveniently placed off the open lobby. The Staircase from the roomy Hall leads to a compactly designed Bedroom Floor. All Bedrooms have fireplaces, the flues connecting up into one internal stack. Good cupboard accommodation is provided throughout. The idea aimed at with regard to the exterior was to obtain a cottage in appearance both restful and interesting. This effect has largely been gained by the simple unbroken roof and quiet gables.

The materials used for the exterior are bricks of light but varying colour for walls, thick dark red hand-made tiles for roof. Windows, wood casement opening outwards and painted white.

RISEBRIDGE ROAD. Class II. No. 295.

Architect :—T. D'OYLY BULKELEY. *Builders* :—H. BUTCHER & SON.

A view of the living room showing old-fashioned fireplace and settle.

RISEBRIDGE ROAD. Class II. No. 296.

Architect :—EDGAR BUNCE, A.R.I.B.A.*Builders* :—W. Moss & Son.

THE Cottage has been planned with one large Living Room and a small Parlour or Study. The Living Room has an open Stove with ovens, which can be used as a range,

so as not to disfigure the room with the usual type of range. The water is heated by means of a gas boiler, so that the Living Room fire need not be unnecessarily lighted.

Three Bedrooms are provided on the First Floor, and each has a Cupboard. The Bathroom and w.c. are cut off by a Lobby, which helps to make these apartments more private.

Dark tiles have been used for the Roof, with bright red tiles for the weather tiling, the Ground Floor being of stock bricks, with purple patches in them, giving a variegated colour to it.

The woodwork is painted white, and the pipes and gutters, etc., a dark, dull green.

The form of roof gives a good scale to the building, and at the same time provides plenty of room inside

RISEBRIDGE ROAD. Class II. No. 297.

Architect :—JOSEPH SEDDON, A.R.I.B.A.*Builder* :—JOHN LONG.

THIS Cottage is planned to secure the maximum amount of sunlight in all rooms.

The Hall is of such size and arrangement that one may welcome the coming and speed the parting guest without falling foul of hat stands, etc.

The Bedrooms are of good size and beds are out of draughts.

For the housewife there is provided an ample supply of cupboards.

The materials of the exterior are Crowborough purple-brown bricks, with red dressings, white painted casements, with leaded lights, and red sand-faced tiles to roof.

RISEBRIDGE ROAD. Class II. No. 298.

Architect :—E. R. DANFORD, A.R.I.B.A.*Builder* :—G. F. SHARMAN.

THE plan provides for a wide Hall, which is proposed to be floored with oak boarding, and this floor, after it has

been well beeswaxed and rubbed, will make a good ground for rugs. The sanitary arrangements are planned on somewhat similar lines to those of the house designed by the architect in Class I., so as to minimise the length of hot water piping and the amount of plumber's work required. A good linen closet is provided.

The materials and finishings are similar to those of the architect's house in Class I.

The Entrance Porch will be faced with red and purple sand-faced bricks, and quoins with an arch over composed of similar bricks and roofing tiles arranged to design, a lead-covered hood being fixed between arch and porch. All iron spoutings are painted a dark green. In this design only three Bedrooms were asked for, and it will be seen that two of these are of a good size, the other one, being smaller, would be suitable for a maid's room.

RISEBRIDGE ROAD.

Class II. No. 299.

Architect :—HARRY E. RIDER.*Builders* :—W. J. FRYER & Co.

THE House has been carefully planned with a view to internal comfort, and maximum accommodation at a minimum cost, consistent only with the best materials and workmanship. As will be seen from the plans, it comprises a roomy Parlour and Kitchen Liv-

ing Room, with ample Scullery, Larder, and Cupboard accommodation on the Ground Floor. The w.c. is also on this level. On the First Floor are three good-sized Bedrooms, with Bathroom, having bath and lavatory basin with hot and cold water laid on to each.

The house is finished externally in red bricks and rough-cast, with tiled roof. The design has been carefully considered

and is quiet and restful. The whole of the drainage and sanitary work are of the most modern type, and the house should prove healthy to live in and economical in upkeep.

RISEBRIDGE ROAD. No. 300. Not in competition.

Architect :—CHARLES SPOONER, F.R.I.B.A. (Messrs. SPOONER & CAULFIELD).

Builders :—DOWSING & DAVIS.

AS the house faces north-west, the architect has placed the chief Living Room with a south-east and south-west aspect, each window has an external sun shutter. A good larder and cupboard open out of the Kitchen on one side, and the Scullery on the other. The Parlour has a bay window, which will catch the afternoon sun, and

FIRST FLOOR PLAN

GROUND FLOOR PLAN

another good cupboard opens out of it. The Bathroom is over the porch, and is reached from the landing three steps below the bedroom floor. There are three good Bedrooms, with a cupboard opening out of each, and each has a fireplace. The minimum space is occupied by passages and staircase.

The house is built of brick, rough-cast, the latter being well brushed in with a brick broom, which, in addition to working the plaster well into the walls, has a very nice effect. The colour is cream. The roof covered with red sand-faced tiles, and the chimney of red or brindled brick. The shutters are painted green, the windows and door frames white, and the doors very dark green, gutters and pipes black.

RISEBRIDGE ROAD. Class II. No. 301.

Architect :—H. S. EAST, A.R.I.B.A.

Builders :—W. Moss & Sons.

THIS Cottage is so arranged that the household work is reduced to a minimum, and planned so that a servant can be kept if desired. The Living Room is large and well shaped, and the Ground Floor also has a roomy Hall, small Parlour, Kitchen, Scullery, and usual offices, conveniently placed in relation to both Living Room and Kitchen - Scullery. Upstairs there are three good Bedrooms, Bathroom, linen and other cupboards. The w.c. is entered from the stair landing, and is well screened from the Hall.

The exterior is very simply treated, the walls being faced with mottled red bricks, with darker bricks forming the quoins, diapers, etc., and roof covered with dark red tiles. The rooms all face either the garden or the road. The fireplaces arranged in the centre of the house, and the external walls built hollow.

RISEBRIDGE ROAD.

Class II. No. 302.

Architect :—CHARLES W. YATES.*Builders* :—H. BUTCHER & SONS.

IN planning this cottage two main considerations were kept in mind: First, to adopt a type of plan which would not necessitate a plot of land with a wide frontage, and thus avoid overburdening the building with a disproportionate cost of land; and, second, to provide in the plan the maximum amount of efficient room space. It was felt that the sizes of the building did not justify the wasting of space in single nooks, large hall, etc., however desirable such things might be in a bigger house.

The plans have accordingly been kept perfectly simple and the space utilised to the utmost.

A large Sitting Room and a good-sized Living Kitchen are provided, while the placing of the range in the Scullery enables the Kitchen to be used as a Dining Room without the discomfort of the presence of the range. The Living Kitchen is provided with a special stove, which has an oven combined with it, enabling cooking, etc., to be done there when the range is not required to be used.

There is a little slope in the ceilings of the Bedrooms, but only on some of the walls. Cupboards are provided in all Bedrooms.

The great advance made in recent years in the use of gas for household purposes has been taken advantage of, and gas has been installed both for cooking and heating, in addition to, and as an auxiliary to, the coal fire.

As regards the elevations, simplicity is the keynote. The walls are covered with rough-cast, the roofs are boarded and covered with hand-made tiles, and the effect is left to simplicity and proportion.

RISEBRIDGE ROAD.

Class II. No. 304.

Architect :—A. REYNOLDS CHARD.*Builder* :—R. J. TRUSCOTT.

THE following are the chief features claimed by the architect:

A cottage combining good planning and sound and economical building with artistic expression.

Provision has been made on the Ground Floor for a Larder, Coals Store, Store Cupboard, and China Cupboard, and a combined Kitchen and Scullery, and careful attention has been given to the plan to economise labour from a domestic point of view.

The external walls are constructed of 9" solid brickwork cement rendered and rough-cast, with internal walls of 4½" brickwork.

The Roof is boarded and tiled. The gables in elevations are weather-tiled with best red tiles.

Care has been taken to secure in the sanitary fittings and plumbing work an effective system carried out in the best materials and workmanship.

The stoves are of a modern fuel-saving type.

RISEBRIDGE ROAD.

Class II. No. 305.

Architect :—FRANK SHERRIN.*Builders* :—J. BROWN & SON.

SIMPLICITY of construction and design both outside and in is the keynote of this cottage, the aim being to give the maximum of floor space at minimum cost.

The Ground Floor rooms are of good size, and in the Entrance Hall a space for a perambulator is provided.

The principal Living Room has French casements, forming a garden entrance.

There is good storage accommodation. On the First Floor is a Boxroom, entered from landing, and there is a large hot linen cupboard. A good supply of hot water is insured by placing the Bathroom immediately over the kitchen.

In the selection of external materials economy in upkeep has been considered. The outer walls are hollow, and faced with hand-made sand-faced red bricks. No whitewashing required every year. All sills and drips are formed with tiles, keeping the outside painting at a minimum.

Attention is drawn to the fact that the Kitchen department and the Bathroom and consequently all unsightly plumbing and pipes are kept upon the side of the house, thus leaving the Garden front free with a large blank surface of wall, which it is suggested might be utilised by the erection of a conservatory ; or an awning—forming the cheapest kind of verandah—might be put in summer time.

A cordial invitation to the visitor to enter is to be noted upon the plastered soffit of the Entrance Porch.

RISEBRIDGE ROAD.

Class I. No. 309.

Architect :—F. OSLER, A.R.I.B.A.*Builders* :—H. BUTCHER & SON.

IN planning this house the architect has endeavoured to meet the demand for one large Living Room that shall be well lighted both morning and afternoon, and for a smaller room for meals, that can be easily served from the Kitchen. Four good Bedrooms are provided on the First Floor, with a Bathroom and Lavatory.

BED ROOM PLAN

Externally the house is treated in quiet-coloured bricks, with tile hanging, and high, tiled roof, the roof of the south side being brought down to the Living Room windows to form a small verandah, which communicates with the Meal Room.

PLAN OF GROUND FLOOR

RISEBRIDGE ROAD. Class I. No. 310.

Architect :—H. T. B. SPENCER, A.R.I.B.A. *Builders* :—W. MOSS & SONS.

THE intention of the author of this design has been to provide an easily workable but commodious house for a family of six or seven persons, with one servant, a special feature being the large Living Room for general use. All the rooms have a sunny aspect, and the Living Room gets both the morning and evening sun.

RISEBRIDGE ROAD. Class I. No. 312.

Architect :—E. R. DANFORD, A.R.I.B.A.

Builder :—G. F. SHARMAN.

THE principal entrance is placed at the side, as by this means the maximum amount of light is obtained to the chief rooms. The larder is well ventilated, and has a separate entrance, instead of one leading out of the Scullery or Kitchen. The Kitchen range is well lit from the side. Most of the fireplaces are placed on inner walls, in order that the flues may be kept warmer and be less liable to smoke. The upstairs w.c., Bath, and Lavatory are placed over the Scullery, the wastes from such fittings being connected to the main drain at practically one point, and the plumber's work reduced to a minimum. The Bath, &c., also being near kitchen range the length of hot water piping is reduced to a minimum.

The outer walls are built hollow (thus ensuring a dry house), finished to a chalk white tint, with crouch lime mixed with Russian fat, the plinth being tarred to a height of 1' above ground floor level.

The chimney-stacks are faced with sand-faced bricks of varying shades of red and purple. All windows are casement lights, with portions made to open, and all exterior woodwork is stained with dark brown Solignum, which acts as a preservative, and is inexpensive to renew.

Internally, all woodwork is painted, except Kitchen, Scullery, w.c., and Coals, which will be finished with Solignum. Picture rails are provided in all the principal rooms, some of these have a shelf on top for placing china, etc.

It is proposed to face the wall of Scullery to a height of about 4' with teapot brown salt glazed bricks to form a dado, and to put glazed tiles above each tier of shelves in larder. It is also proposed to have a dado about 4' high of glazed tiles to Bathroom and w.c. on first floor.

The general effect aimed at has been to secure a country cottage in appearance; or, in other words, to get away from the usual type of the speculating builder's "desirable villa residence," and if a *self-clinging creeper* is grown on the walls, the effect of the white walls peeping out between the masses of creeper will be very attractive.

RISEBRIDGE ROAD.

Class II. No. 314.

Architect :—WALTER GRAY ROSS,
A.R.I.B.A.

Builders :—G. E. HOUGH & Co.

IN planning a little cottage of this kind, where strict economy has to rule, but at the same time it is desired to make the first impression as pleasing as possible, there is a great temptation to take the stairs up from the Living-Room. This arrangement lends itself to artistic treatment, and the Living-Room can be made into a sort of Lounge Hall, very effective and useful in an Exhibition cottage, but draughty and uncomfortable in everyday use.

From a practical point of view it is better for the stairs from Bedrooms to communicate with the Scullery, and this arrangement has therefore been adopted.

The Living-Room and Parlour are both interesting, with their recessed window seats and specially designed fireplaces. The brick fireplaces in Bedrooms are substantial, and give a homely and comfortable air to the rooms, while they are capable of giving very ample heat, and are most economical in use.

The materials used externally are red tiles, brindled bricks, and white rough-cast. The woodwork is stained dark oak.

RISEBRIDGE ROAD. Class II. No. 316.

Architects :—GRIPPER & STEVENSON. *Builder* :—A. HARRIS.

THIS house is planned to give a Kitchen, Scullery, and two large Sitting Rooms, the Dining Room having an open fire for cooking, if so desired. Upstairs three Bedrooms, Bathroom, and good accommodation for boxes. The "Glory-hole" is so often missing in small houses.

Externally the Porch under roof forms a nice feature.

For perspective drawing and plan see page 143, No. 1089.

Class II. No. 317.

Architect :—NORMAN HICK. *Builders* :—BUTCHER & SONS.

THE cottage is designed with the idea of saving frontage space, both the Parlour and Kitchen being entered from either the front or back lobbies, which saves a connecting passage and makes the entire width of the cottage available for room space. The Parlour, Kitchen, and two of the Bedrooms have windows facing almost due south. The larder and coals are entered from within, and there is separate accommodation provided for bicycles, with direct access from the garden.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

RISEBRIDGE ROAD. Class II. No. 319.

Architect :—ROBERT F. HODGES, A.R.I.B.A.*Builders* :—HENRY LOVATT, LTD.

IN this plan the question of aspect has been considered by giving to the Reception Room more or less of sun during the whole of the day. The Kitchen during the morning, when fires are mostly needed, will be cool and free from sun. The Larder will be well ventilated, well lighted, and in a cool position.

Convenience has been studied by providing in the Recep-

tion Room a sideboard recess, and doors both from the Hall and the domestic side, giving separate entrance by means of the one and service communication by means of the other; and in the Kitchen the entire floor space of 12' by 10' 6" is left free by recessing the dresser. The provision of a China Pantry gives storage room for china and glass.

On the Bedroom Floor the Hot-Air Closet, Store Closet, and cupboards will be useful for storage.

The author has aimed at producing a compact and well-concentrated plan, placing the Bathroom, etc., immediately over the Kitchen Offices, and also at providing good passage room without waste and an easy Staircase without "winders."

RISEBRIDGE ROAD. Class II.

No. 320.

Architect :—S. E. TARRANT.*Builders* :—SHEPHERD BROS.

THE house is planned and finished with special attention to economy in upkeep.

Externally, the walls are plastered, with the exception of the chimneys, which are built in bricks of varying shades of red.

The Roof is of hand-made, sand-faced red tiles.

Internally, everything is executed in the simplest possible manner, no paint is used on the woodwork, which is treated with Carbolineum.

Passages have been avoided in planning, as they mean extra labour in keeping clean, and are wasteful. All rooms, including four Bedrooms, have fireplaces.

The Living Room gets the sun all day, and all rooms are well but not overlighted.

The house should be very inexpensive to maintain.

RISEBRIDGE ROAD.

Class II. No. 321.

Architects :—W. W. SCOTT MONCRIEFF
& GRANT, A.R.I.B.A.*Builders* :—W. F. BLAY, LTD.

THE site on which this house is built has the exceptional advantage of maintaining a clear view over the surrounding country. For this class of house it has been deemed expedient to combine the Kitchen and Scullery in one room so that the space usually occupied by the Scullery may be devoted to extra size in Living Room and Parlour.

The entrance is at the side, so that both the Living Room and Parlour may face south and obtain the maximum amount of sunshine. The rooms and staircase generally are well lighted. The internal mouldings have been kept as flat as possible, so as not to harbour dust and dirt.

Ample storage accommodation has been provided, and internal convenience and fittings have been considered rather than a showy exterior, which has been kept as simple as possible. The walls are of hand-made, sand-faced bricks, and the Roof is covered with hand-made tiles of a pleasing tint.

The construction is exceptionally sound throughout, and the joinery and fittings generally will bear the closest scrutiny.

No pains have been spared to make this house as convenient and attractive as possible.

Provision has been made for electric lighting, and gas is also laid on.

RISEBRIDGE ROAD. Class II. No. 322.

Architects :—GRIPPER & STEVENSON.*Builder* :—A. HARRIS.

A SIMPLE square House, with one central chimney stack, making for economy of space and conservation of warmth.

The Kitchen Living-Room is comfortable, with room for a dining-table away from the heat of the fire. The Bedrooms of good size, and the Linen Cupboard ample.

Externally, a red brick plinth and chimney, red-tiled roof, and the walls covered with cream fine-cast.

RISEBRIDGE ROAD. Class II. No. 324.

Architect :—G. GORDON SAMSON. *Builders* :—VAIL & SHORE.

THIS house contains : On the Ground Floor, two Parlours, an Entrance Hall, Kitchen, Washhouse, Scullery, Larder, Coal Store, and w.c. ; while on the first floor there are three Bedrooms, a Bath-

room, Lavatory, and w.c. A Linen Cupboard is provided on the half landing. One of the Parlours is divided from the Hall by sliding panels, permitting the two apartments to be turned into one at will, the fireplace then remaining in a large angle nook which well screens the rest of the room from the front door. The materials employed externally are red brick and rough-cast.

RISEBRIDGE ROAD. Class II. No. 326.

Architects :—BAMFORD & AITKEN.

Builders :—Y. T. LOVELL & SON.

RISEBRIDGE ROAD. Class II. No. 327.

Architect :—J. MYRTLE SMITH, A.R.I.B.A. *Builder* :—P. R. PAUL.

THE plan aims at economy and compactness, and careful consideration has been given to the suitability of the fittings from the housewife's point of view, so as to reduce work to a minimum.

The walls are built of brick, coated with rough-cast and tinted with limewash.

The building is seated upon a base of dark red bricks of broken colour, and the chimney stacks are also in red bricks with wide white joints.

The Roofs are covered with dark red sand-faced tiles.

The Windows are casements, opening outwards, divided by wooden sash-bars.

The floors are in boarding, narrow widths, the boards in the principal rooms being stained. The floors of Kitchen and Larder are in square red tiles.

The internal walls are plastered and distempered, and all the woodwork is painted.

Ample cupboard accommodation is provided; a linen cupboard with heating arrangement, being provided in the Bathroom.

The fireplaces will be of the "on-the-hearth type," with tile hearths and surrounds.

SQUIRRELS' HEATH AVENUE.

SQUIRRELS' HEATH AVENUE. Proposed Shopping Centre.

*Architects :—*FAIR & MYER, A.R.I.B.A.

THE Bank premises, on the left of the drawing, are intended to be faced with hand-made Wrotham brindled stocks, with pilasters, cornices and general stonework in Portland, the roofs covered with variegated hand-made tiles. The corner block is finished with rough-cast, having slightly trowelled surface, the chimneys and exposed brickwork in Sussex brindled wood-burnt stocks, and the roofs covered with stained hand-made tiles.

The tile-hung portion to be in slightly toned tiles, and the timber framing to be in oak with waney edges.

Generally, the buildings are designed so that each block is complete in its own particular style of architecture, care being taken that no materials or style of later date is introduced than that upon which the design is based, so that when complete it requires but a few years to give it the appearance of a typical market place.

SQUIRRELS' HEATH AVENUE.

Class I. No. 1046.

Architect :—E. WILMOTT, F.R.I.B.A.

Builders :—W. MOSS & SON.

IN this design the point to which importance has been attached is that there should be at least one good-sized sitting-room and one good-sized bedroom. A second equally serviceable sitting-room has been provided connected direct to the kitchen by a serving hatch so arranged in the door recess that the objections commonly incidental to these conveniences are avoided.

SQUIRRELS' HEATH AVENUE.

Class I. Nos. 1047 & 1048.

Architect :—ERNEST J. MAGER, A.R.I.B.A.

Builders :—JAS. SMITH & SONS, LTD.

IN planning these houses the object has been to utilise available space as fully as possible for the various rooms, keeping the arrangement as simple as possible so as to avoid

waste spaces in corridors and passages. The Upper Floor rooms are kept clear of the Roof.

Externally the houses are finished in rough-cast, distempered, the chimney-stacks being carried up in a dark facing brick, and finished with bright red chimney-pots.

The Roofs are finished with a stout, hand-made local tile.

SQUIRRELS' HEATH AVENUE.

Nos. 1049 to 1054 and Nos. 1068 to 1073. Not in Competition.

Architects (associated) :—C. R. ASHBEE, F.R.I.B.A., and GRIPPER & STEVENSON.

Builder :—R. EMMOTT.

THIS is a group of houses with the road running through the centre. The four corner houses are on the ordinary building line, and the remainder set back some 20'. This arrangement, together with the brick arches joining the blocks, has been adopted in order to give the effect of

a quadrangle or square. The large piers at the corners and the setting back of the frontages in a sweep at either side were a natural sequence to the planning of the blocks, and tend to the unity and completeness of the group.

The elevations have purposely been kept quiet and restrained, brindled brick with brighter red quoins, cream painted casements and frames, and simple Roof lines assisting towards an unpretentious and restful effect, which is completed by the plain grass plots and boundary hedges behind the white painted posts and chains.

The plans present no especial features beyond an endeavour to secure adequate light and through ventilation, particularly to the passages and staircases. Mention might also be made of the good cupboard accommodation and the high class of the porcelain enamelled Bath and w.c. fittings on the first floors.

The Kitchen premises, being shut off by one door from the remainder of the house, ensures a minimum of noise and cookery smells.

SQUIRRELS' HEATH AVENUE.

Class II. No. 1089.

Architects :—GRIPPER & STEVENSON.

Builder :—W. EMMOTT.

THIS house is planned to give a Kitchen, Scullery, and two large Sitting Rooms, the Dining Room having an open fire for cooking, if so desired. Upstairs three Bedrooms, Bathroom, and good accommodation for boxes. The "Glory-hole" is so often missing in small houses.

Externally the Porch under roof forms a nice feature.

SQUIRRELS' HEATH AVENUE. Class I. No. 1090.

Architects :—GRIPPER & STEVENSON. *Builder* :—W. EMMOTT.

THE main points of the planning are the careful separation of the Kitchen premises from the rest of the house, good lighting to staircase and provision for through ventilation.

By concentrating the Kitchen portion in a central wing at the back, undue width of frontage is avoided. Attention is directed to the ample cupboard space upstairs.

Externally, the house, built in red brindled brick with red tiled roof and double chimney stack, recalls the comfortable little houses built in the early eighteenth century.

SQUIRRELS' HEATH AVENUE. Class I. No. 1091.

Architects :—GRIPPER & STEVENSON.*Builder* :—W. EMMOTT.

A SQUARE house, relieved only by the Front Entrance, which, carried up to the roof, adds to the accommodation by a useful little Dressing-Room.

The door from the Hall cuts off the whole of the Kitchen premises, and through ventilation is obtainable from front to back door. The Scullery and Larder are both well away from the heat of the Kitchen.

MEADWAY.—SPECIAL EXHIBIT.

Not in competition.

No. 267.

Architect :—E. C. P. MONSON, F.R.I.B.A., F.S.I., etc.,
Finsbury Pavement House, London, E.C.

THIS Cottage is intended to be an example for Garden Cities, Model Villages, Municipal Housing, and is admirably suitable also as a Week-End Cottage.

The Cottage can be built detached for about £275, including all fittings, drainage, fencing, etc., or in pairs at a reduced figure.

The accommodation is: On the ground floor—Entrance Hall, Parlour, Living Room, Scullery, Bathroom, w.c., Larder and Coals. On the first floor—Well-lighted Landing and three Bedrooms.

The Parlour has a large square bay window, and an additional feature of the Cottage is a separate Bathroom arranged on the ground floor, experience having proved that bathrooms cannot be provided on the first floor without adding materially to the cost, and too often at the sacrifice of a bedroom, or at least the curtailing of one or more bedrooms.

No bedrooms or living rooms have more than one door, and all the fireplaces are arranged economically and free from draught.

The copper is heated by the kitchen fire and the boiler is accessible from the scullery.

The Right Hon. JOHN BURNS, President of the Local Government Board and President of the Exhibition

LIST OF COMPETITIONS AND PRIZES IN THE EXHIBITION AND THE NAMES OF THE JUDGES

• • •

Sir HERBERT RAPHAEL, Bart., M.P., Chairman of the Exhibition and Donor of the Prizes

OPEN TO ARCHITECTS

			FIRST PRIZE	SECOND PRIZE
CLASS I	A Detached House, to cost £500		Gold Medal and £250	... £100
CLASS II	A Detached Cottage, to cost £375		Gold Medal and £200	... £100
CLASS III	For the best Internally Fitted House in Classes I or II		£50	... —
CLASS IV	A Town Plan of Gidea Park		£100	... £50
CLASS V	A Garden Design for House or Cottage in Classes I or II		£25	... £10
CLASS VI	A Perspective Drawing, suitable for reproduction, of a House or Cottage entered for Competition in Classes I or II		£10	... £5

OPEN TO BUILDERS

CLASS VII	For excellence of Workmanship and Construction in the Erection of a House or Cottage in Classes I and II		Gold Medal and £100	... £50
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Judges: GUY DAWBER, Esq. (Vice-President of the Royal Institute of British Architects), H. V. LANCHESTER, Esq., F.R.I.B.A. (Editor of the *Builder*), MERVYN MACARTNEY, Esq., F.R.I.B.A. (Editor of the *Architectural Review*).

CLASS VIII

A special Class has been instituted for Wholly or Partly Furnished Houses, and a Gold and Silver Medal will be awarded at the discretion of the Judges, regard being had to the suitability and cost of the Furniture.

Judges: MESSRS. CHARLES ALLOM, Esq., E. W. GIMSON, Esq., HALSEY RICARDO, Esq., F.R.I.B.A., CHARLES SPOONER, Esq., F.R.I.B.A.

CLASS IX

Improvements in Materials used in House Building—Tiles, Bricks, Partition Walls, Wall and Ceiling Coverings, etc., etc.

Judges: WALTER CAVE, Esq., F.R.I.B.A., LAURENCE WEAVER, Esq., F.S.A., F. WHITMORE, Esq. (Architect to the Essex County Council).

In this Class a Gold Medal and further awards will be given at the discretion of the Judges.

CLASS X

Improvements in Fittings used in House Building—Sanitary and Domestic Fittings, Baths, Stoves, Cooking Ranges, appliances connected with the Lighting and Heating of Houses, Door and Window Furniture and Fittings, Casement Blinds, etc., etc.

Judge: MAX CLARKE, Esq., F.R.I.B.A.

In this Class a Gold Medal and other awards will be given at the discretion of the Judges.

L

Mr. Alderman THOMPSON, Chairman of the Exhibition Committee, and of the National Town Planning and Housing Council

THE OLD AND THE NEW

THE INN IN HARE STREET, WHICH RUNS THROUGH THE GARDEN SUBURB, AND (BELOW) THE FIRST OF THE NEW HOUSES BUILT IN IT

THE CENTRE HOUSE WITH HALF-TIMBERED PORCH (BUNNEY AND MAKINS, ARCHITECTS) IS THE HOUSE OF WHICH THE PRESIDENT OF THE LOCAL GOVERNMENT BOARD LAID THE FOUNDATION STONE ON JULY 28, 1910. THIS HOUSE AND THE CORNER HOUSE ADJOINING (T. M. WILSON, ARCHITECT) HAVE BEEN FURNISHED FOR THE EXHIBITION BY MESSRS. OETZMANN & CO.

BACK OF HEATH DRIVE AND ELM WALK

Our portraits of Dr. Alfred Russel Wallace, Sir Edward Poynter, Mrs. Despard, Mrs. Fawcett, Mr. E. F. Benson, Mr. Hall Caine, Mr. Walter Crane, Mr. Jerome K. Jerome, Mr. W. W. Jacobs, and Mr. McCurdy are by Elliott & Fry; of Mr. Thomas Hardy, Sir Arthur Pinero, Sir Hiram Maxim, the Rev. the Hon. E. Lyttelton, Mr. A. C. Benson, and Mr. Benjamin Kidd, by Russell & Son; of Mr. Eden Phillpotts by R. K. Durrant & Son; of Mrs. Ayrton by Miss Kate Pragnell; of Mr. Arnold Bennett by Caffyn; of Sir Frederick Treves and Mrs. Lane by Bassano; and of "Home Counties" from a pencil drawing by Van Anroog.

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CHEAPER THAN SLATES & CEMENT.**

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HUMPHREY REPTON'S COTTAGE

HOW TO GET TO THE EXHIBITION BY RAIL & ROAD

SQUIRRELS' HEATH and Gidea Park, the new Station for the Exhibition and the Romford Garden Suburb, which, with its grass slopes and handsome appearance, presents as marked a contrast to the stations between Romford and Liverpool Street, as Gidea Park will present to the old suburbs of London, is on the Great Eastern main line to Colchester and the East Coast. It is $13\frac{1}{2}$ miles from the City, and the fastest trains do the journey in twenty-five minutes.

During June there will be reduced fares by a special non-stop train which will run through to Squirrels' Heath from Liverpool Street in twenty-three minutes, starting at 11.30 a.m.

CITY TO SQUIRRELS' HEATH. WEEKDAYS.

	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	p.m.
Liverpool Street	5 12	6 17	6 40	7 30	8 43	9 6	9 55	10 20	10 58	11 30	11 36	11 48	11 50	12 24	
Fenchurch Street	—	—	6 20	7 28	8 35	8 50	9 33	10 12	10 52	—	11 20	—	—	—	
Squirrels' Heath and Gidea Park	5 58	7 3	7 16	8 20	9 30	9 54	10 38	10 55	11 49	11 53	12 19	12 35	12 38	1 16	
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	
Liverpool Street	1 0	1 18	1 20	1 39	1 55	2 0	2 30	2 39	2 43	3 32	3 28	4 22	5 3	5 20	
Fenchurch Street	—	1 14	—	—	—	—	—	2 20	—	—	3 20	4 13	—	—	
Squirrels' Heath and Gidea Park	1 25	2 15	2 4	2 20	2 24	2 28	3 6	3 21	3 27	4 2	4 16	4 59	5 32	5 57	
	v.s.	N.S.	S.O.	S.O.	N.S.	S.O.	N.S.	N.S.	S.O.	N.S.		N.S.			
Liverpool Street	5 37	5 40	5 43	5 56	6 7	6 13	6 23	6 35	6 45	7 5	7 8	7 16	7 38	7 47	
Fenchurch Street	—	5 34	5 47	—	—	—	6 4	6 17	6 42	6 47	—	—	—	7 22	
Squirrels' Heath and Gidea Park	6 2	6 24	6 31	6 48	6 31	6 5	6 59	7 13	7 30	7 39	7 50	7 50	8 7	8 27	
						S.O.	N.S.								
Liverpool Street	8 22	8 54	—	9 15	9 54	10 16	10 34	11 5	11 35	12 18	12 30	—	—	—	
Fenchurch Street	8 20	—	8 55	9 20	9 47	—	10 23	10 52	11 20	11 55	—	—	—	—	
Squirrels' Heath and Gidea Park	9 12	9 21	9 44	10 11	10 42	11 1	11 11	11 52	12 24	12 59	1 16	—	—	—

THE NEW STATION FOR GIDEA PARK

M

There are about seventy trains in the day from and to Liverpool Street and Fenchurch Street. The fares are the same from both :

						First.			Second.			Third.		
						£	s.	d.	£	s.	d.	£	s.	d.
Single	...	...	...	...	...	0	2	3	0	1	9	0	1	1½
Return	...	...	...	...	...	0	3	6	0	2	7	0	1	9

SQUIRRELS' HEATH TO CITY.

Squirrels' Heath and Gidea Park ...	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
Fenchurch Street ...	3 44	5 46	6 48	7 25	7 46	7 51	8 7	8 21	8 38	8 55	9 17	9 32	10 16	10 16
Liverpool Street ...	4 33	6 34	7 31	8 10	8 30	8 37	8 39	8 57	9 4	9 27	9 46	10 10	10 52	10 52
Squirrels' Heath and Gidea Park ...	a.m.	a.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	10 35	11 51	12 14	12 44	12 48	1 9	1 9	1 26	2 21	3 26	4 16	4 57	5 8	5 8
Liverpool Street ...	11 45	12 40	1 10	1 40	1 39	2 13	2 13	2A28	3 12	4 24	5 14	—	6 5	6 5
Squirrels' Heath and Gidea Park ...	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	6 5	6 22	6 44	6 51	7 17	7 52	8 25	8 47	9 43	10 39	11 10	—	—	—
Liverpool Street ...	7 1	7 29	7 40	7 59	8 13	8 45	—	9 43	10 44	11 40	—	—	—	—
Squirrels' Heath and Gidea Park ...	6 38	7 8	7 33	7 28	7 59	8B35	9 15	9 28	10 28	11 29	11 58	—	—	—

SUNDAYS.—CITY TO SQUIRRELS' HEATH.

Liverpool Street ...	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	7 15	9 22	9 40	9 50	10 12	10 38	11 10	11 45	12 42	1 1	2 8	2 31	2 31	2 31
Squirrels' Heath and Gidea Park ...	8 4	10 8	10 16	10 31	11 8	11 35	11 56	12 31	1 28	1 48	2 54	3 27	3 27	3 27
Liverpool Street ...	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	3 36	4 32	5 4	6 15	6 56	7 50	8 43	8 52	10 5	10 40	11 10	—	—	—
Squirrels' Heath and Gidea Park ...	3 20	4 22	4 47	5 47	6 47	7 33	8 18	8 47	9 47	10 17	10 48	—	—	—
Squirrels' Heath and Gidea Park ...	4 23	5 11	5 50	6 57	7 42	8 36	9 12	9 39	10 44	11 22	11 56	—	—	—

SQUIRRELS' HEATH TO CITY.

Squirrels' Heath and Gidea Park ...	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	8 9	9 8	10 11	10 37	11 15	11 38	12 3	1 11	1 56	2 15	2 56	2 56	2 56	2 56
Liverpool Street ...	9 14	10 16	11 12	11 41	12 13	12 43	1 13	2 3	3 16	2 56	2 56	2 56	2 56	2 56
Squirrels' Heath and Gidea Park ...	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
Fenchurch Street ...	2 35	3 40	4 52	6 4	7 41	8 39	9 21	10 11	—	—	—	—	—	—
Liverpool Street ...	3 40	4 43	5 43	7 13	8 44	9 30	10 9	11 12	—	—	—	—	—	—
Squirrels' Heath and Gidea Park ...	3 24	4 29	5 42	6 52	8 33	9 33	10 0	11 4	—	—	—	—	—	—

(A) Fenchurch Street Saturdays only. (B) Arrives Saturday 8.42 p.m. (s.o.) Saturdays only. (n.s.) Not on Saturdays. (t) Thursdays only.

GOLF CLUB HOUSE

BY ROAD.

The motorist simply keeps straight on along the road the Romans travelled through Aldgate, Bow, Ilford, and Romford (Durolitum).

THROUGH THE TREES

THE ARK-ADIANS: A GARDEN SUBURB TRAGEDY

From a drawing by David Wilson

By the courtesy of "The Graphic"

M 2

Refreshments

EVERY ACCOMMODATION FOR
LUNCHEONS, TEAS & DINNERS
IS PROVIDED IN THE

Exhibition Tea House

*Balgores House, corner
of Balgores Lane*

HERE ALSO ARE CLOAKROOMS
AND LAVATORIES

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MAJESTY KING GEORGE V.

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Ranges, Mantel Registers,
Interiors and Tile Panels,
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Baths, Lavatories, etc., etc.

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Gidea Hall.

"Sine Qua Non" Range (New Villa Pattern).

[Copy] CHELMSFORD.
Dear Sirs,—The 'Sine Qua Non' Villa Pattern Range has given every satisfaction.
The 'Bond Stoves' are simply perfect and bear out all that has been said of their advantages. I am shortly building a larger house and you may rely upon me for procuring everything in this way from you.
Yours truly, (Signed) G. J. BOLINGBROKE.
Messrs. Wilmer & Sons.

[Copy] PETERBOROUGH.
Dear Sirs,—I am pleased to inform you the 'Sine Qua Non' Range is a complete success. It is an extremely good cooker, and heats the water for bath, lavatory, etc., perfectly, and I am quite sure the consumption of coal is not half as much as that burnt by the old range.
Yours truly, (Signed) W. W. HARRIS.
Messrs. Wilmer & Sons.

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NEW MALDEN·SURREY

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CONTRACTOR for FENCING TO
THE ROMFORD GARDEN SUBURB

Most Extensive Stock of Fencing Materials in the Country

SEE EXHIBIT OF GATES, FENCING & ROOFING TILES
IN GIDEA HALL, ROMFORD

THE elimination of jerry-built furniture is just as important for both appearance and comfort as the elimination of jerry-built houses. The illustrations on these two pages of the furniture in Messrs. Forbes & Tate's house (No. 201, Class 1) show how successfully this result has been attained by those well-known furniture craftsmen Messrs. Hindley & Wilkinson.

Practical utility is, of course, the first requisite in furniture: elaborate decoration which serves no particular purpose is an unnecessary waste of space (and space in houses of this kind is a consideration) and, moreover, it is totally out of keeping with the character of simplicity which the house possesses.

Let it not be thought, however, that this implies any lack of finish; for with simple, appropriate design and carefully planned practical utility, Messrs. Hindley & Wilkinson have combined the perfection of workmanship which has made them famous.

For their models they have gone to the best periods of furniture design and have reproduced these, not with the slavish imitation of the mere copyist, but with the artistic sense that takes the old for a motive and adapts it so that it becomes appropriate to the taste of to-day.

In one particular, however, Messrs. Hindley & Wilkinson have not attempted to produce the effect of the antique.

All collectors know that much of the charm of old furniture is found in its colour, and that colours can only be produced by the slow processes of age. Attempts are continually being made to achieve the same result by artificial means, but they have merely succeeded in giving the wood an obviously "faked" appearance.

Oak treated with lime loses its nature; the chocolate-coloured varnish sometimes applied to it gives it a tone that no genuine old oak ever possessed; whilst the

process of fuming with ammonia finds favour with few but the surviving devotees of *l'art nouveau*.

No process has been devised to imitate the beautiful golden colour which age and decaying polish have imported to old walnut furniture. The faded colour of old mahogany is perhaps the only effect of time which can be imitated with any reasonable measure of success.

The method adopted by Messrs. Hindley & Wilkinson in their reproductions, chiefly of the late eighteenth century, has been to choose woods which show a good figure and to allow the grain to appear through a transparent stain, finished with a clear polish.

New Zeal and pine, for instance, possessing the

brilliancy of satin-wood, is particularly suitable for staining. Hare-wood has a peculiar charm when treated with a grey stain. The white shimmer of Sycamore looks well when finished with clear white polish or simply waxed. The bedrooms have been furnished in Basswood—a wood perhaps rather better known than the others.

This method of treatment by transparent stains, carefully

compounded to secure permanency, achieves a result more charming in its variety than can be produced by any other means, and of a simplicity entirely appropriate to the surroundings.

It is interesting to see the old patterns of Chintz being reproduced and used with such good effect in these rooms. There are, of course, many latter-day methods of production, but none can approach the original hand-block process.

THE GARDEN SUBURB DEVELOPMENT COMPANY (HAMPSTEAD) LTD. BUILD HOUSES ADJOINING THE SLOPES OF · HAMPSTEAD · HEATH

Architecture at the Hampstead Garden Suburb

“ Without this company (The Garden Suburb Development Company (Hampstead) Limited) as part of the machinery for creating the suburb, it seems likely that the brave hopes of the promoters would have sorely miscarried. At the start some few plots were leased to single builders, with results that we need neither describe nor illustrate. It was clear that there was a large chance of the labours of the consulting architects, in planning the roads, open spaces, and building sites, being smothered by an inharmonious jumble of unrelated designs, all, perhaps, admirable in themselves. Between the Trust Company and the man wanting to build there was need of a buffer state. Some friends of the Trust Company formed the Development Company to fulfil this function. The latter Company, by co-operating with the consulting architects, is able to build up groups of houses and create vistas and street pictures which would otherwise have been impossible. It employs about a score of architects of high repute to design for the willing purchaser, or it will work with the purchaser's architect, and it builds the houses through an official contractor. By this means the building trade is removed from the sphere of speculation, and the possibility of freak houses which offend the landscape is destroyed.”

“ COUNTRY LIFE.”

September 25th, 1909.

WHAT WE OFFER

A choice of houses designed by the best architects, built under close expert supervision, at purely commercial prices.

We build houses to suit your own requirements.

We will co-operate with your own architect, if desired.

In any case you are saved trouble, and expense. You have the advice of skilled surveyors at every stage of the transaction, and you obtain economies only possible where large quantities of houses are being built at once.

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SINCE the Park was opened, in July, 1910, the sale of Plots, largely due to the demand by Architects and Builders for themselves or their clients in connection with the House and Cottage Exhibition, has been of a striking character.

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The fact that the bulk of these sales have been made to Architects and Builders—experts in the value of land near London—is a striking testimony to the nature of the bargain offered. In fact, the Estate is in many respects unique. The presence of the Romford Golf Links, secured for the benefit of residents on the Estate as open space for all time, gives the land exceptional value, and experts realise that it will be impossible to secure land as good anywhere within the same distance from the City when this is disposed of.

SPECIAL OFFER FOR THE SUMMER OF 1911.

During the Summer of 1911 the Directors of Gidea Park are offering plots on special terms to persons desiring to secure an interest in the Estate, either by way of investment or to enable them ultimately to erect a house for their own occupation. During the summer months any plot on the estate will be sold on the following terms: £5 preliminary payment and the balance payable by monthly or quarterly instalments at the purchaser's option extending over a period of seven years; a first payment of £5 and a monthly payment of £1 2s. 8d. will buy a £100 plot of land, which at the present rate of development should be worth much more by the time the instalments are paid.

A SAFE METHOD OF SAVING.

It would be difficult to suggest an easier way of saving £100 or a safer investment for it. The Directors of Gidea Park will pay all law costs, and as soon as the purchase is complete the purchaser will get a Deed of Conveyance free of cost and free of taxes.

IMMEDIATE POSSESSION.

The Purchaser obtains immediate possession as soon as the Contract is signed and the deposit paid. He may, if he likes, use the plot as a garden and plant it with trees, and so increase the value, until the time comes to build on it or re-sell.

IMPORTANT PRIVILEGE TO PURCHASERS.

The purchase of a plot in Gidea Park carries with it an important privilege. As soon as the purchase of the land is completed the Company will, if desired, submit plans for a house to suit the purchaser's requirements free of cost. If the plans are not satisfactory, fresh plans will be submitted. When the plans are finally approved by the purchaser the Company will arrange to lend the purchaser the entire cost of building a house for himself, repayable by instalments extending over 10, 15 or 20 years.

THE ADVANTAGE OF HOUSE PURCHASE BY INSTALMENTS.

It will cost less to purchase a well-built, comfortable house by instalments than to pay rent for an ordinary suburban house. An investment in a house and garden in Gidea Park pays more than Consols, and gives in addition the pleasure of ownership of a good house and garden in unspoilt rural surroundings.

PRIVILEGES OFFERED TO PLOT PURCHASERS.

- (1) Unpaid instalments can be paid up any time before due at a discount or 4% per annum.
- (2) If a purchaser dies before his instalments are all paid, his executors will either complete or receive back all instalments paid, without deduction, as they may prefer.
- (3) On completion of the purchase the purchaser is entitled to have building plans prepared for him free of charge and to be advanced the entire cost of building a house for himself.

This offer is made for the summer of 1911 only.

For further particulars apply to the Secretary, Gidea Park, Limited, 33 Henrietta Street, Strand, W.C.

UNFAMILIAR ESSEX

AS you leave Liverpool Street the line carries you sometimes on the flats, sometimes over the tops of the houses, until you reach Romford ; but there the landscape changes altogether. The land rises steeply up to the new station at Squirrel's Heath, Gidea Park, where the line lies in a deep cutting. The geological characteristics are noteworthy, pits of fine gravel and sand, 16ft. to 20ft. deep having been found when the roads of the Suburb were being made. The air blows in one direction from the forest land of Essex, and in the other from the North Sea. No possibility remains of a similar discovery of real country being repeated within the half-hour radius of the Mansion House. That as many as three hunts and a pack of harriers as well meet in the vicinity is an indication of the open character of the country round the Suburb.

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FOR the lover of golf and other forms of outdoor exercise in which the man who must go to London daily may engage, the Romford Garden Suburb must seem an ideal place. While means of recreation are at his very door, his wife suffers from none of the inconveniences familiar to households which are ordinarily set up to be within easy reach of a golf course, and there are schools for his children. Along with the fine course on which James Braid established his reputation, there is close at hand a fine old market town and a service of trains, which, when the suburban Great Eastern is electrified, will be even quicker and more convenient than it is to-day. The railway station for the Exhibition is the new and modern one, called Gidea Park and Squirrel's Heath, and was specially opened by the Great Eastern for the convenience of the suburb. It is within twenty-five minutes of the City on the main line.

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